



## Blair Close

Sherburn Village DH6 1RQ

Offers In The Region Of £220,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Blair Close

## Sherburn Village DH6 1RQ



- Attractive detached house
- EPC RATING - C
- Contemporary kitchen

- Cul de sac location
- Not overlooked to the rear
- Two stylish bathrooms

- Sought after estate
- Three bedrooms
- Easy access to local amenities and Durham City

Welcome to Blair Close, Sherburn Village - a highly sought-after estate where this attractive detached house with three bedrooms is waiting for you to call it home.

Situated in a peaceful cul de sac, this property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. There is a contemporary kitchen, useful utility room and ground floor WC. To the first floor there are three bedrooms, the master with stylish ensuite and dressing area, all sharing the modern family bathroom. Externally the rear garden is not overlooked and enjoys a good degree of privacy.

The property is within reach of local amenities and has easy access to Durham City.

Early viewing is highly recommended.

### GROUND FLOOR

#### Hall

Welcoming entrance hallway with stairs leading to the first floor and radiator.

#### Living Room

14'9" x 9'9" (4.52 x 2.98)

Having a UPVC double glazed window to the front, feature fireplace housing a gas fire, wood flooring and radiator.

#### Dining Room

9'6" x 7'4" (2.91 x 2.25)

Open plan to the living room and having a bay window to the rear with a door to the garden, two UPVC double glazed side windows, wood flooring, recessed spotlighting and radiator.

#### Kitchen

10'8" x 10'8" (3.26 x 3.26)

Fitted with a comprehensive range of gloss units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and gas hob with extractor over. Further features include two UPVC double glazed windows to the rear, laminate flooring, recessed spotlighting, radiator and understairs storage cupboard.

#### Utility Room

5'1" x 3'2" (1.56 x 0.99)

With a base unit and fitted worktop, plumbing for a washing machine, wall mounted combi gas central heating boiler and UPVC double glazed external door to the side.

#### WC

4'5" x 3'2" (1.36 x 0.99)

Comprising of a WC, hand wash basin, radiator and UPVC double glazed opaque window to the side.

### FIRST FLOOR

#### Landing

With a storage cupboard and access to the loft.

#### Bedroom One

11'6" x 9'10" exc dressing area (3.53 x 3.00 exc dressing area)

Generous double bedroom with a UPVC double glazed window to the front, a radiator and dressing area with two built in wardrobes.

#### Ensuite

8'7" x 8'2" (2.62 x 2.51)

Stylish ensuite comprising of a cubicle with mains fed shower, hand wash basin to a vanity unit and WC. Having tiled splashbacks and flooring, a heated towel rail, extractor fan and UPVC double glazed opaque window to the front.

#### Bedroom Two

9'7" x 8'7" (2.94 x 2.63)

Double bedroom with a UPVC double glazed window to the rear and radiator.

#### Bedroom Three

9'7" x 6'6" (2.94 x 2.00)

Well proportioned bedroom with a UPVC double glazed window to the rear, laminate flooring, radiator and built in wardrobe.

#### Bathroom/WC

6'2" x 6'0" (1.89 x 1.85)

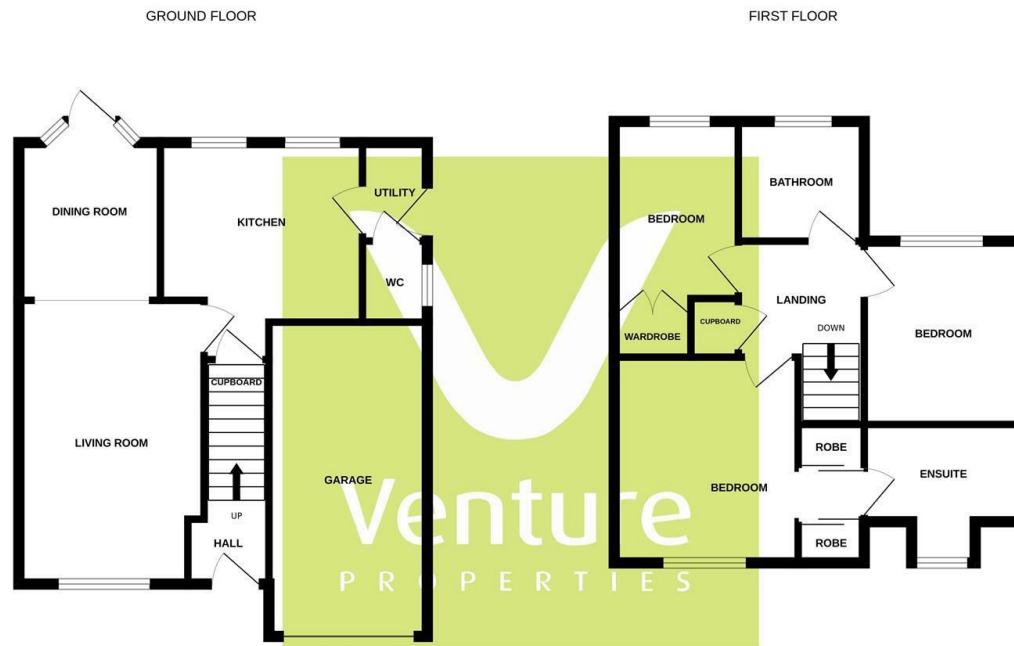
Fitted with a modern white suite comprising of a panelled bath with mixer shower over, pedestal wash basin and WC. Having tiled splashbacks and flooring, recessed spotlighting, radiator, extractor fan and UPVC double glazed opaque window to the rear.

#### EXTERNAL

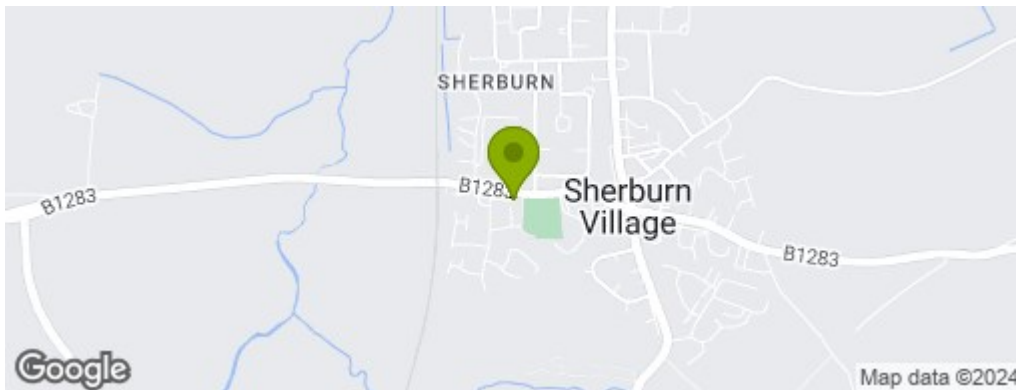
The property enjoys a cul de sac location and is not overlooked to the rear. To the front is a garden and driveway for off street parking, whilst to the rear is an enclosed garden with lawn, patio area, planted borders and side access.

#### Garage

Integral single garage with up and over door, power and lighting.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

EPC RATING - C : TENURE - FREEHOLD : COUNCIL TAX BAND - C

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