



Barrasford Road

Durham DH1 5NB

Offers In The Region Of £290,000





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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Barrasford Road

Durham DH1 5NB



- Extended and much improved
- EPC RATING - TBC
- Wider than average garage

- Four bedrooms
- Garden room extension
- Ground floor WC and utility room

- Impressive open plan kitchen and dining room
- Two stylish refitted bathrooms
- Sought after Newton Hall location

Venture Properties are delighted to offer the opportunity to purchase this extended and much improved semi detached house which offers impressive living accommodation perfectly suited to family buyers.

The welcoming entrance porch leads to a spacious living room and through to a large open plan kitchen and dining room. The kitchen is comprehensively fitted with a range of integrated appliances and with french doors opening to the rear garden. There is also a garden room with vaulted ceiling and access to the garden. A useful utility room and WC completes the ground floor accommodation. To the first floor there are four well proportioned bedrooms. The generously proportioned master bedroom has a walk-in wardrobe and a luxurious refitted en-suite bathroom. There is also a stylish refitted shower room. Externally there is off street parking via a double driveway leading to the larger than average integral garage. At the rear of the property is an enclosed landscaped garden which has a patio area which is perfect for outdoor entertaining.

The property is located within the sought after Newton Hall, close to a range of local facilities and shops, as well being within the catchment areas of highly regarded primary and secondary schools. There is excellent access in to Durham City and there are a wide range of amenities available at the nearby Arison Centre.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Entrance Porch

6'1" x 5'7" (1.86 x 1.72)

Welcoming entrance porch with UPVC double glazed windows, tiled flooring, recessed spotlighting and radiator.

Living Room

17'8" x 14'4" (5.40 x 4.37)

Spacious reception room with a UPVC double glazed window to the front, coving, two radiators and cloaks cupboard.

Open Plan Dining Room and Kitchen

26'3" x 15'8" max (8.02 x 4.78 max)

An impressive open plan dining room and kitchen which is perfect for modern living and entertaining and must be viewed for full appreciation. The kitchen extension has a vaulted ceiling with velux window and UPVC double glazed french doors opening to the rear garden. There is wood laminate flooring throughout, two radiators, recessed spotlighting and double doors opening to the garden room.

The kitchen is fitted with comprehensive range of units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in oven and hob with stainless steel extractor over, as well as an integrated fridge, freezer, dishwasher and wine cooler.

Garden Room

15'8" x 8'9" (4.80 x 2.68)

Another excellent addition to the property with a vaulted ceiling having two velux windows, UPVC double glazed french doors to the rear garden with two side windows, recessed spotlighting and radiator.

Utility Room and WC

7'6" x 3'8" (2.29 x 1.12)

A useful room with WC, pedestal wash basin, fitted worktop and wall unit, fitted shelving and recessed spotlighting.

FIRST FLOOR

Landing

With a radiator and access to the loft.

Bedroom One

17'7" x 11'1" (5.36 x 3.39)

Large master bedroom with a walk-in wardrobe, a UPVC double glazed window to the front, coving, recessed spotlighting and radiator.

Ensuite

10'10" x 5'5" (3.32 x 1.67)

Luxurious ensuite bathroom comprising of a bath with hand held mixer shower, a

hand wash basin to a vanity unit and WC. Having fully tiled walls and flooring, an illuminated vanity mirror, two heated towel rails, extractor fan and UPVC double glazed opaque window to the rear.

Bedroom Two

11'9" x 11'6" (3.59 x 3.53)

Generous double bedroom with a UPVC double glazed window to the rear, coving and radiator.

Bedroom Three

11'7" x 9'10" (3.55 x 3.00)

Double bedroom with a UPVC double glazed window to the front, coving and radiator.

Bedroom Four

8'10" x 7'7" (2.70 x 2.32)

Further well proportioned bedroom with a UPVC double glazed window to the front, radiator and overstairs cupboard.

Shower Room/WC

8'8" x 5'6" (2.66 x 1.68)

Stylish refitted shower room comprising of a walk in cubicle with rainfall shower, a hand wash basin and WC inset to a vanity unit. Having fully tiled walls and flooring, a heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed opaque window to the rear.

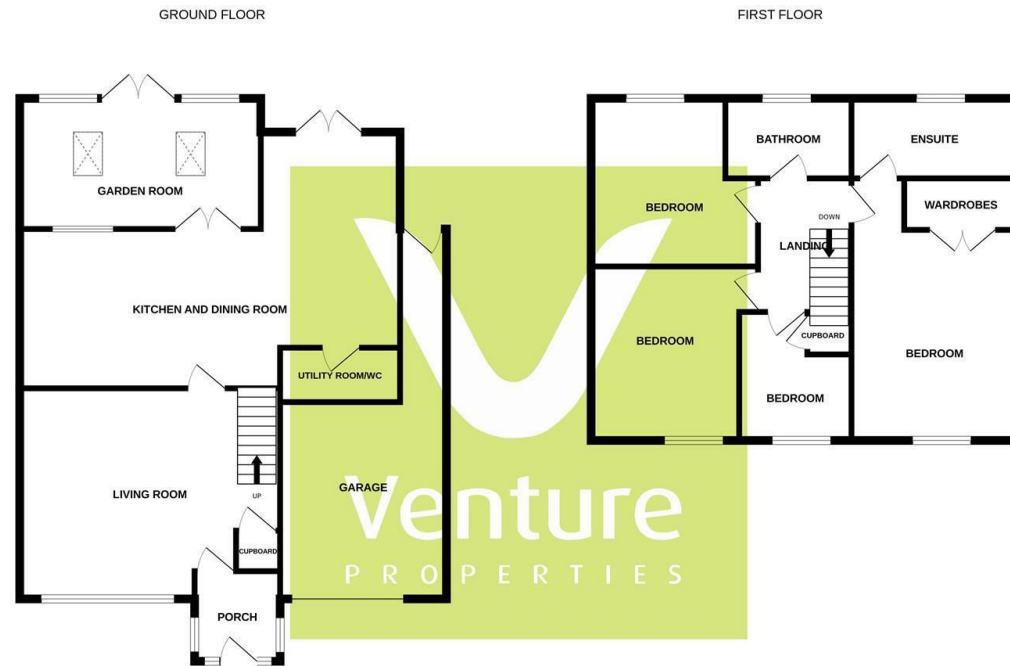
EXTERNAL

To the front of the property is a lawned garden and a block paved double driveway for off street parking. To the rear is a well maintained garden with lawn, well stocked borders, patio area and storage shed.

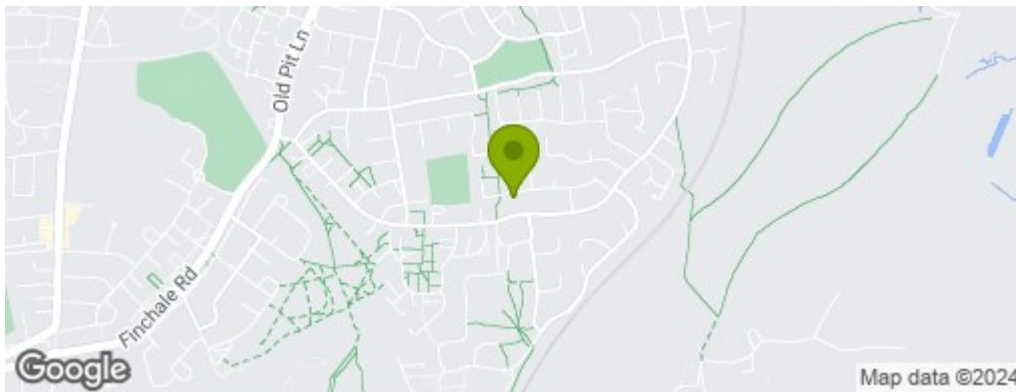
Garage

13'3" x 11'3" min (4.06 x 3.45 min)

Having an electric roller door, power and lighting. Also housing the gas central heating boiler.



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 - TBC : TENURE - FREEHOLD : COUNCIL TAX BAND - B

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