



## Smithfield

Pity Me DH1 5PP

Offers In The Region Of £499,950





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# Smithfield

## Pity Me DH1 5PP



- Superb family home
- EPC RATING - C
- Four bedrooms

- Small rarely available cul de sac
- Fantastic open plan kitchen, dining and living area
- Close to amenities and with good road links via the A167

- Extended and much improved
- Two further spacious reception rooms
- Landscaped gardens with a high degree of privacy

Nestled in the rarely available and sought after location of Smithfield, Pity Me, this detached house is a true gem waiting to be discovered. Perfect for family buyers, the property boasts three reception rooms, four bedrooms and two stylish bathrooms. Having been extended and much improved by the current owners, viewing is highly recommended for full appreciation.

The highlight of this property is the fantastic open plan kitchen, living and dining area. Perfect for modern living, this space is ideal for entertaining guests or simply enjoying quality time with family. Convenience is also key, as it is located close to amenities at the nearby Amison Centre and offers excellent road links for commuting via the A167.

Externally is equally as impressive with enclosed landscaped gardens, enjoying a high degree of privacy, along with a detached double garage and driveway.

### GROUND FLOOR

#### Entrance Hall

Welcoming hallway entered via composite door. Having stairs leading to the first floor with an understairs cupboard, coving, Amtico flooring and a radiator.

#### Living Room

21'7" x 10'11" (6.60 x 3.35)

Spacious reception room with a UPVC double glazed bay window to the front, feature fireplace housing a gas fire, coving, Amtico flooring and two radiators. Having glazed double doors opening to the open plan living area.

#### Dining Room/Study

11'1" x 10'9" (3.38 x 3.28)

A flexible room which can be used to suit the needs of any buyer. Having a UPVC double glazed bay window to the front, glazed double doors to the hallway, coving, Amtico flooring and radiator.

#### Open Plan Living and Dining Area

28'8" x 21'7" max (8.76 x 6.58 max)

An excellent addition to the property, greatly adding to the space and perfect for

modern living and entertaining.

Having a vaulted ceiling with three inset velux windows with blinds, bi-fold doors with inset blinds, Amtico flooring throughout, two panel radiators, further radiator and recessed spotlighting.

#### Kitchen Area

The kitchen extends in to the living and dining area and is comprehensively fitted with a range of contemporary units including two pull out larder units, as well as an island unit incorporating a Franke sink and drainer unit with mixer tap, a built in double oven, hob with extractor over, an integrated fridge, freezer, dishwasher, washing machine and tumble dryer. Further features include a UPVC double glazed window to the side, a kick-space heater and a unit housing the gas central heating boiler.

#### WC

5'2" x 3'6" (1.58 x 1.08)

Comprising of a WC, hand wash basin set to a vanity unit, tiled splashback, Amtico flooring, radiator and UPVC double glazed opaque window to the side.

### FIRST FLOOR

#### Landing

A galleried landing with UPVC double glazed bay window to the front, Amtico flooring, radiator, airing cupboard and access to the loft which is partly boarded for storage.

#### Bedroom One

11'3" x 10'3" exc wardrobes (3.45 x 3.13 exc wardrobes)

Double bedroom with a UPVC double glazed window to the rear, two built in wardrobes, Amtico flooring and a radiator.

#### Ensuite

7'4" x 3'11" (2.24 x 1.20)

Luxurious ensuite comprising of a cubicle with mains fed shower, hand wash basin set to a vanity unit with marble top and WC. Having tiled splashbacks, Amtico flooring, shaver point, recessed spotlighting, extractor fan and UPVC double glazed opaque window to the rear.

#### Bedroom Two

11'3" x 8'9" (3.44 x 2.68)

Double bedroom with a UPVC double glazed window to the front, built in wardrobe, kamdean flooring and radiator.

#### Bedroom Three

11'3" x 6'6" (3.45 x 2.00)

Well proportioned bedroom with a UPVC double glazed window to the front, kamdean flooring and radiator.

#### Bedroom Four

10'7" x 6'6" (3.23 x 2.00)

Further well proportioned bedroom with a UPVC double glazed window to the rear, fitted wardrobes and radiator.

#### Family Bathroom

6'6" x 6'5" (2.00 x 1.97)

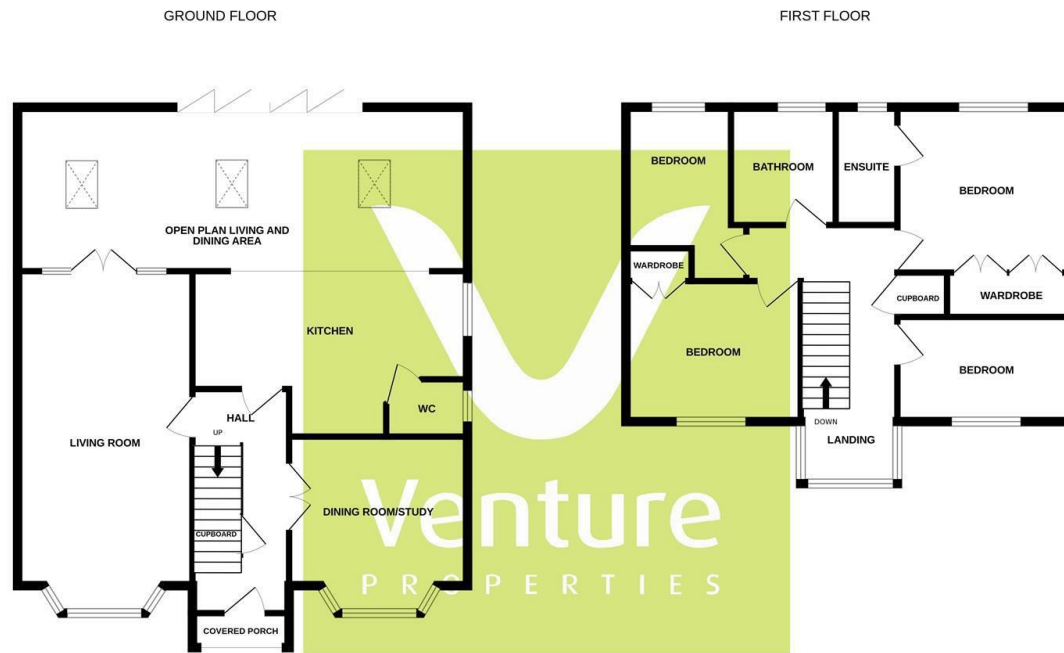
Luxurious family bathroom comprising of a freestanding bath with hand held mixer shower, hand wash basin set to a vanity unit with marble top and WC. Having tiled splashbacks, Amtico flooring, a heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed opaque window to the rear.

### EXTERNAL

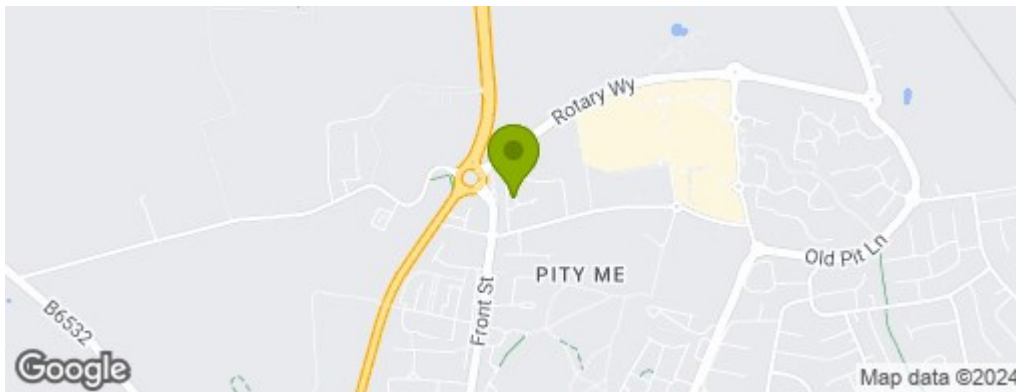
Enjoying a lovely plot within this small cul de sac of similar calibre properties. There is a lawned garden with two mature trees to the front, along with a double driveway for off street parking, leading to the garage. At the rear is an enclosed garden, enjoying a high degree of privacy. Designed for easy maintenance having large patio areas and mature planted borders, as well as outdoor sockets.

#### Double Garage

Detached double garage with two up and over doors.



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 - F

**0191 3729797**

4 New Elvet, Durham City, County Durham, DH1 3AQ  
durham@venturepropertiesuk.com