



Rutter Street

Langley Moor DH7 8JP

Offers In The Region Of £395,000





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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Rutter Street

Langley Moor DH7 8JP



- Available with no chain involved
- EPC RATING - C
- Three generously proportioned reception rooms

- Individually designed family home with structural warranty
- Finished to a high standard with many impressive features
- Extensive parking and large double garage

- Very spacious living accommodation
- Four generous double bedrooms - Three with stylish ensuite shower rooms
- Durham Johnston Secondary School catchment area

This imposing, one of kind home, offers fantastic living accommodation throughout with large rooms and four double bedrooms, three of which come with stylish ensuite shower rooms, all of which will impress even the most discerning of buyers. Viewing is essential to fully appreciate the scale and quality of what is on offer.

The impressive living accommodation comprises of a welcoming hallway with cloakroom/WC, a study, beautifully presented living room with fireplace and bay window along with a dining room with french doors opening to the garden. One of the highlights of the property is the fantastic kitchen with space for a breakfast table and access to the garden. It is the perfect family space for modern living and entertaining. To the first floor the substantial master bedroom has a built in wardrobe and luxurious en-suite shower room. There are three further generous double bedrooms, two of which have their own stylish ensuite shower rooms and all sharing the luxurious family bathroom. Externally there is extensive parking for multiple vehicles, an integral double garage with electric doors and enclosed rear and side gardens.

The property is situated approximately two miles from Durham City with superb road links for commuting, a wide range of local amenities on your doorstep and also falling within the catchment area for Durham Johnston Secondary School.

GROUND FLOOR

Hall

Welcoming entrance hallway with staircase leading to the first floor, understairs cupboard, UPVC double glazed window, coving and radiator.

WC

6'3" x 4'4" (1.92 x 1.33)

Comprising of a low level WC, pedestal wash basin, tiled splashback, heated towel rail and UPVC double glazed opaque window.

Study

10'9" x 8'8" (3.30 x 2.66)

Well proportioned with a UPVC double glazed window to the front. Suitable to suit the needs of any buyer having a radiator, coving and internal door to the garage.

Kitchen and Breakfast Room

23'8" x 12'5" (7.22 x 3.79)

A large kitchen with space to dine. Sure to be the heart of the home it is perfect for

modern living and entertaining.

Fitted with a comprehensive range of quality units having work surfaces incorporating an inset sink unit with mixer tap, space for a range cooker with extractor over, space for an american style fridge/freezer and an integrated dishwasher. Further features include a UPVC double glazed window and french doors to the rear garden, coving and two radiators.

Dining Room

15'2" x 14'11" (4.63 x 4.57)

Spacious reception room with UPVC double glazed french doors to the side garden, a UPVC double glazed window to the rear, coving and radiator.

Living Room

17'8" x 14'11" (5.40 x 4.57)

Open to the dining room with a walk-in bay window to the front, an impressive feature fireplace, coving and radiator.

FIRST FLOOR

Landing

Large landing with two velux windows, linen cupboard and two radiators.

Bedroom One

18'11" x 17'3" (5.77 x 5.26)

A superb master bedroom with walk-in dormer window, large built in wardrobe and two radiators.

Ensuite

9'3" x 5'9" (2.83 x 1.76)

Stylish ensuite shower room comprising of a double cubicle with mains shower, hand wash basin and WC inset to a vanity unit. Having tiled splashbacks, a heated towel rail, recessed spotlighting, extractor fan and velux window.

Bedroom Two

15'1" x 15'1" (4.61 x 4.60)

Generous double bedroom with a UPVC double glazed window to the front and radiator.

Ensuite

7'9" x 3'11" (2.38 x 1.20)

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

Bedroom Three

15'1" x 10'11" (4.60 x 3.33)

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

Ensuite

7'9" x 3'11" (2.38 x 1.20)

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

Bedroom Four

15'11" x 11'8" (4.86 x 3.56)

Further well proportioned double bedroom with a walk-in dormer window and radiator.

Family Bathroom

10'9" x 6'9" (3.28 x 2.08)

Luxurious family bathroom comprising of a roll-top bath with hand held shower, wash basin inset to a vanity unit and WC. Having attractive tiling, a heated towel rail, an extractor fan and velux window.

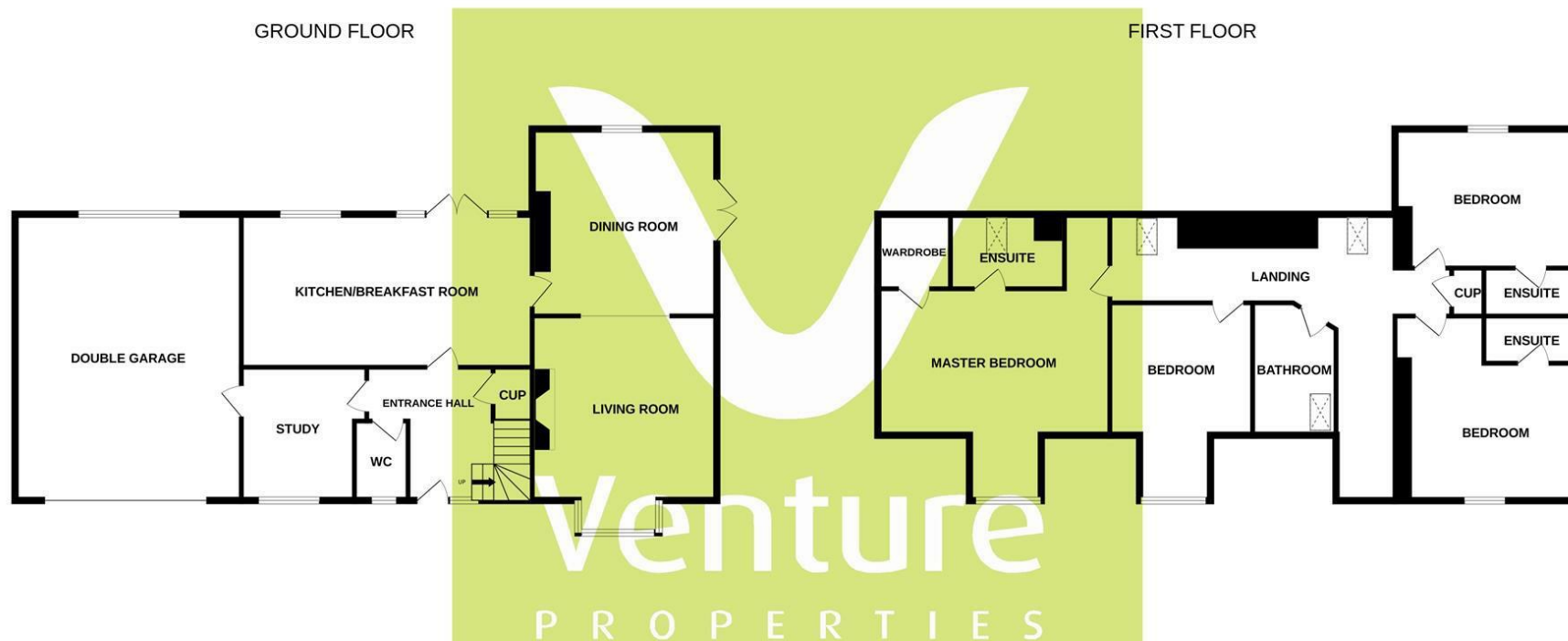
EXTERNAL

The property enjoys a large plot with extensive parking for multiple vehicles. This makes it perfect for anyone needing to run a business from home. There are low maintenance gardens surrounding the property including a lawn and patio area to the rear.

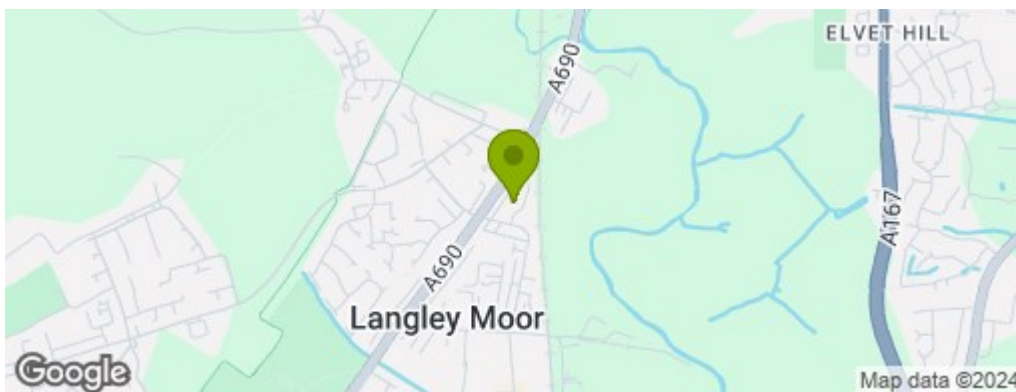
Double Garage

23'11" x 18'5" (7.29 x 5.62)

Large double garage with electric roller door and internal door to the study. Having fitted storage units with contrasting worktops incorporating a ceramic sink, wall mounted gas central heating boiler and UPVC double glazed opaque window to the rear.



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 - E

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