



Sunningdale

Durham DH1 3WB

Offers Over £310,000





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# Sunningdale

Durham DH1 3WB



- Available with no chain involved
- EPC Rating - B
- Beautifully presented

- Walking distance to university buildings and Durham City
- Contemporary open plan kitchen and dining room
- Walk-in condition

- Three well proportioned bedrooms all with fitted wardrobes
- Two stylish bathrooms
- South westerly facing garden and Two car driveway

Venture Properties are delighted to offer the opportunity to purchase with no onward chain, this beautifully presented semi detached home situated on the prestigious development, 'The Drive at Mount Oswald'. Located close to the university campus, within walking distance to the city centre and with good commuting links via the A167 and A690.

Constructed by David Wilson Homes to their Ashurst design and finished to a high standard with quality fixtures and fittings throughout. The downstairs comprises of an entrance hallway with cloakroom/WC, a stylish open plan kitchen which has space to dine, leading to a spacious living room with french doors opening in to the rear garden. Upstairs you will find a master bedroom with an en suite, a further double bedroom, well proportioned single bedroom, as well as a stylish family bathroom. Externally there is a double driveway to the front and an enclosed south-westerly facing garden to the rear.

Viewing is highly recommended for full appreciation and to avoid disappointment.

## GROUND FLOOR

### Entrance Hall

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

### WC

Having WC, pedestal hand wash basin, tiled splash back and flooring, extractor and radiator.

## Open Plan Kitchen and Dining Room

18'8" x 12'0" (5.69 x 3.66)

Modern fitted kitchen with a comprehensive range of wall and floor 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 stainless steel extractor, a fridge/freezer space, plumbing for a washing machine and integrated dishwasher. Further features include UPVC double glazed windows to the front and side, a wall unit housing the combi gas central heating boiler, an under stair storage cupboard, tiled flooring and radiator.

## Living Room

15'6" x 10'9" (4.74 x 3.30)

Spacious reception room with UPVC double glazed french doors opening to the rear garden having two full length side windows, TV/Telephone points and two radiators.

## FIRST FLOOR

### Landing

With storage cupboard and access to the loft.

### Bedroom One

10'9" x 10'5" min (3.30 x 3.20 min)

Master bedroom with a UPVC double glazed window to the rear, fitted wardrobes, TV point and radiator.

### En-Suite

7'8" x 4'7" (2.34 x 1.40)

Fitted with a double cubicle with electric shower, pedestal hand wash basin and WC. Having a chrome heated towel radiator, tiled splash backs, extractor, shaver point and UPVC double glazed opaque window to the side.

## Bedroom Two

11'8" x 8'7" (3.56 x 2.63)

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

## Bedroom Three

8'3" x 6'7" (2.53 x 2.03)

Further well proportioned bedroom with a UPVC double glazed to the front, fitted wardrobe and radiator.

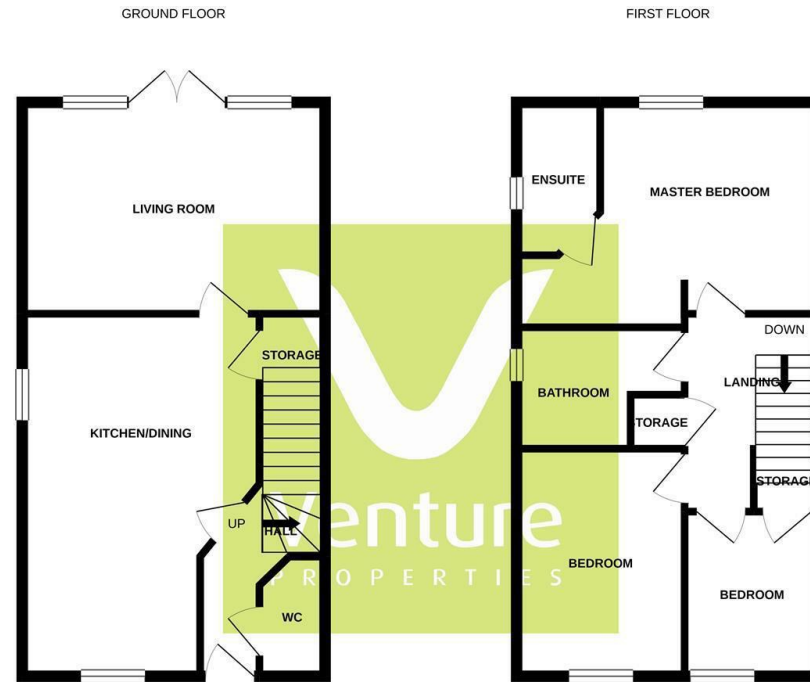
## Bathroom/WC

8'7" x 6'1" (2.63 x 1.86)

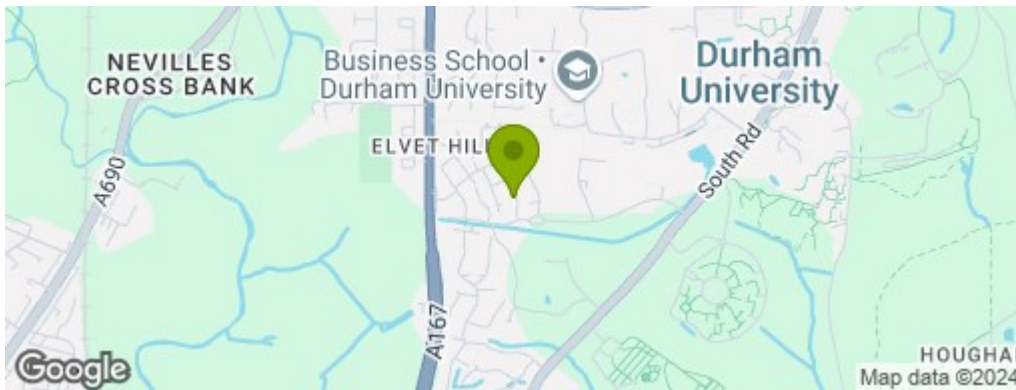
Stylish family bathroom comprising of a panelled bath with hand held mixer shower, pedestal hand wash basin and WC. Having tiled splash backs, a chrome heated towel rail, extractor and UPVC double glazed opaque window to the side.

## EXTERNAL

To the front of the property is a block paved double driveway, whilst to the rear is an enclosed, south-westerly facing garden with lawn, patio area and summerhouse.



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 - B Council Tax Band - D Tenure - Freehold

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