



## High Croft

Brandon DH7 8PP

Offers In The Region Of £270,000







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# High Croft

## Brandon DH7 8PP



- Extended and much improved
- EPC RATING - C
- Master bedroom with ensuite and stylish family bathroom

- Lovely family home
- Impressive open plan kitchen and dining room
- Landscaped rear garden

- Four well proportioned bedrooms
- Garden room
- Cul de sac location

Venture Properties are delighted to offer for sale this extended and much improved family home, enjoying a cul de location within the village of Btandon. Offering four well proportioned bedrooms, three impressive living areas and modern interior, as well as a landscaped rear garden. Viewing is highly recommended.

The incredibly spacious floor plan comprises of a welcoming hallway, light and airy living room with bay window and feature fireplace, contemporary open plan kitchen and dining area which is the perfect space for entertaining guests and a garden room with french doors leading out into the rear garden. The upgraded kitchen features a modern breakfast bar and a host of integrated appliances. There is a useful utility room and ground floor WC. Upstairs there is a master bedroom with ensuite, two further generous double bedrooms, all with built in wardrobes, a well proportioned fourth bedroom and a stylish family bathroom. Externally there is a double driveway to the front, integral garage and a landscaped, rear garden with two patio areas and large gazebo.

### GROUND FLOOR

#### Entrance Hall

Welcoming hallway entered via composite door. Having stairs leading to the first floor, wood flooring and a radiator.

#### Living Room

18'6" x 10'11" (5.66 x 3.35)

Spacious reception room with a UPVC double glazed bay window to the front, feature fireplace housing an electric stove, coving, wood flooring, two radiators and double doors leading to the kitchen and dining room.

#### Open Plan Kitchen and Dining Room

18'3" x 12'0" (5.58 x 3.66)

An open plan kitchen and dining area, which also leads to the garden room creating a superb space that is perfect for modern living and entertaining.

The kitchen is fitted with a contemporary range of units with ample worksurfaces and a breakfast bar incorporating a stainless steel sink and drainer unit with mixer tap, a built in double oven and hob with stainless steel extractor over, an integrated

dishwasher and microwave. Further features include a UPVC double glazed window to the rear, recessed spotlighting and a storage cupboard. The dining area has wood flooring and a radiator.

#### Garden Room

8'7" x 8'0" (2.64 x 2.46)

An excellent addition to the property with UPVC double glazed french doors to the rear garden, a further UPVC double glazed window to the side, a wall panel radiator and recessed spotlighting.

#### Utility Room

8'11" x 5'4" (2.72 x 1.64)

A useful room with fitted worktop, plumbing for a washing machine, wall mounted combi gas central heating boiler, fridge/freezer space, door to the garage and external door to the side.

#### WC

5'4" x 2'10" (1.64 x 0.88)

Comprising of a WC, hand wash basin, heated towel rail and UPVC double glazed opaque window to the rear.

### FIRST FLOOR

#### Landing

With a storage cupboard and recessed spotlighting.

#### Bedroom One

12'6" x 11'0" (3.82 x 3.37)

Generous double bedroom with two built in wardrobes, recessed spotlighting and radiator.

#### Ensuite

6'0" x 5'0" (1.85 x 1.53)

Comprising of a cubicle with mains fed shower, wash basin set to a vanity unit, WC, fully tiled walls and floor, a heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed opaque window to the side.

#### Bedroom Two

11'0" x 9'4" (3.36 x 2.87)

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

#### Bedroom Three

19'1" x 7'8" (5.84 x 2.34)

Large bedroom with UPVC double glazed windows to the rear and side, a vaulted ceiling with velux window, built in wardrobe and radiator.

#### Bedroom Four

9'6" x 8'8" (2.92 x 2.66)

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

#### Family Bathroom

6'9" x 5'10" (2.07 x 1.80)

A stylish family bathroom comprising of a bath with mains fed shower over, wash basin set to a vanity unit and WC. Having tiled splashbacks and flooring, a heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed opaque window to the rear.

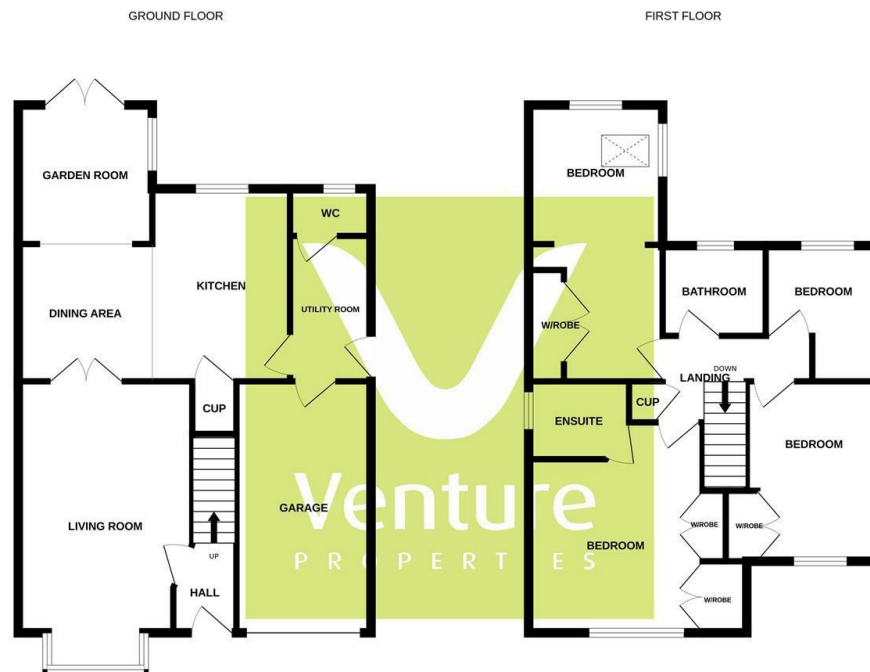
### EXTERNAL

To the front of the property is a lawned garden and double driveway for off street parking. At the rear is an enclosed garden with artificial lawn, large patio area with gazebo which has power and lighting, as well as a further seating area.

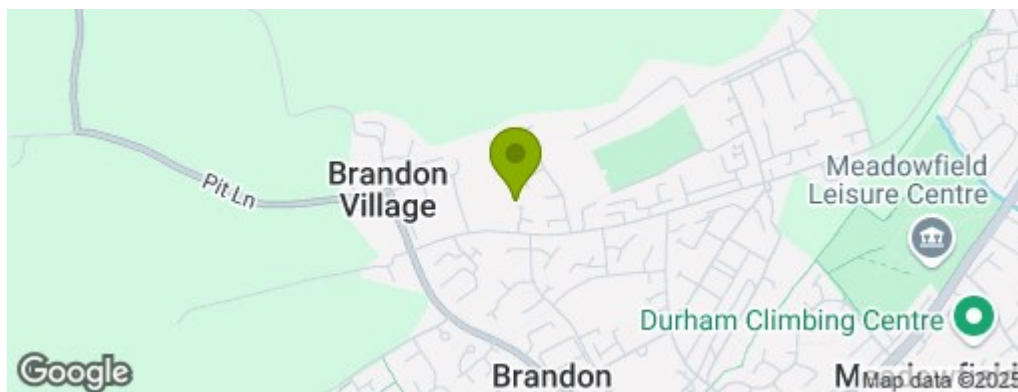
#### Garage

15'8" x 9'0" (4.79 x 2.76)

Integral single garage with roller door, power and lighting and door to the utility room.



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

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 61 Mbps.

Mobile Signal/coverage: Likely with EE. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: E Annual price: £3,118 (Maximum 2025)

Energy Performance Certificate : Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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