



**Meadowfield**

Burnhope DH7 0EJ

Offers In The Region Of £130,000







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# Meadowfield

Burnhope DH7 0EJ



- Popular estate
- EPC RATING - C
- Garage and driveway

- Ideal starter home or for growing families
- Open plan kitchen and dining room
- Ground floor WC

- Three bedrooms
- Living room with french doors to the garden
- Good road links for commuting

Venture Properties are delighted to offer for sale this modern end link house within a sought after development in the village of Burnhope, which has a selection of local amenities and good road links for commuting.

The deceptively spacious accommodation comprises of a welcoming entrance hallway with cloakroom/WC, modern fitted kitchen and dining room which is perfect for entertaining and spacious living room with french doors opening to the rear garden. To the first floor there are three well proportioned bedrooms, as well as the bathroom. Externally there is driveway parking leading to a single garage and an enclosed, low maintenance rear garden, enjoying a good degree of privacy.

We anticipate that this property will appeal to a wide range of buyers and therefore recommend viewings at your earliest convenience.

## GROUND FLOOR

### Hall

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

### Cloakroom/WC

Having WC, wash basin with tiled splashback, radiator, laminate flooring and UPVC double glazed opaque window to the front.

## Open Plan Kitchen and Dining Room

13'5" x 11'6" (4.10 x 3.53)

Fitted with a comprehensive range of wall and floor units having contrasting worktops surfaces incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven, hob with extractor over, a fridge/freezer space and plumbing for both a dishwasher and washing machine. Further features include a UPVC double glazed window to the front, a unit housed combi gas central heating boiler and radiator. There is ample space for a dining table and chairs, making it perfect for modern living and entertaining.

## Living Room

14'9" x 12'7" (4.50 x 3.85)

Spacious living room with UPVC double glazed french doors opening to the garden, further UPVC double glazed window, a feature fireplace, laminate flooring, an understair storage cupboard and radiator.

## FIRST FLOOR

### Landing

With radiator and access to the loft.

### Bedroom One

14'9" x 9'7" (4.50 x 2.94)

Generous double bedroom with two UPVC double glazed windows to the front, fitted wardrobe, a storage cupboard, TV point and radiator.

## Bedroom Two

9'9" x 8'5" (2.99 x 2.57)

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

## Bedroom Three

6'8" x 6'0" (2.05 x 1.84)

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

## Bathroom/WC

8'5" x 5'5" (2.57 x 1.66)

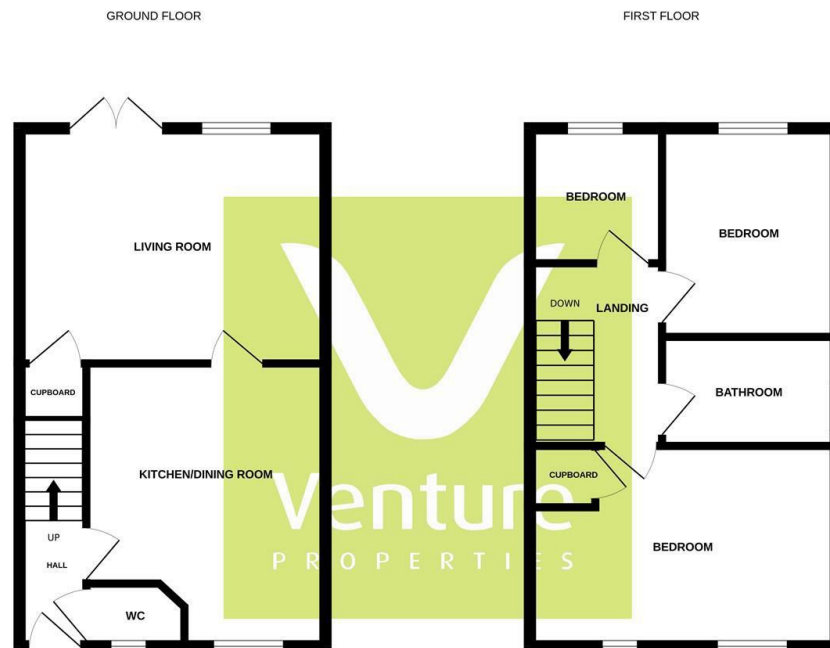
Fitted with a modern white suite comprising of a panelled bath with electric shower over, pedestal wash basin and WC. Having tiled splashbacks, radiator, extractor fan and UPVC double glazed opaque window to the side.

## EXTERNAL

To the front of the property there is a low maintenance garden and a driveway to the side for off street parking leading to the garage, whilst to the rear is a fence enclosed garden designed for low maintenance, enjoying a good degree of privacy and having a gate leading to the driveway and garage.

## Garage

Single garage with up and over door, power and lighting.



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: Ultrafast Broadband available. Highest available speed is 40 Mbps.

Mobile Signal/coverage: Likely with O2 and EE. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B Annual price: £1984 (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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