



Springwood Close

Browney DH7 8LD

Offers In The Region Of £185,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Springwood Close

Browney DH7 8LD



- Open plan living
- EPC RATING - B
- Stylish kitchen

- Much sought after location
- Perfect starter home
- Modern bathroom

- Three well proportioned bedrooms
- Well presented throughout
- Generous garden

Venture Properties are delighted to offer the opportunity to purchase this modern, well presented, semi detached property located on the sought after Broadmeadows development by Avant Homes in Browney. Offering open plan living, three well proportioned bedrooms and a contemporary finish, viewing is highly recommended.

The impressive floor plan comprises of a welcoming entrance hall with cloakroom/WC and a fantastic open plan living, dining and kitchen area which is perfect for modern living. The stylish kitchen is fitted with a comprehensive range of units and stainless steel appliances. To the first floor are two double bedrooms, further well proportioned single bedroom and bathroom fitted with modern white suite. Externally there is a double length driveway to the front and a generous, lawned garden to the rear with patio area.

Under NHBC guarantee and suitable for a range of purchasers looking to move on to this prestigious development, early viewing is advised to avoid disappointment.

GROUND FLOOR

Hall

7'10" x 4'5" (2.40 x 1.37)

Welcoming entrance hallway with laminate flooring and radiator.

Downstairs WC

6'5" x 5'0" (1.97 x 1.54)

Comprising of a WC, pedestal wash basin, radiator, extractor and UPVC double glazed opaque window to the front.

Open Plan Living Room/Kitchen/Dining Room

24'8" x 17'8" (7.52 x 5.41)

An impressive open plan living space which is perfect for modern living and entertaining.

The kitchen is fitted with range of contemporary wall and floor units having contrasting worktops incorporating a stainless steel sink unit with mixer tap, built in stainless steel oven and hob with stainless steel extractor. Further features include a UPVC double glazed window to the front, laminate flooring and a radiator.

The living area has UPVC double glazed french doors to the rear garden, two radiators, laminate flooring, stairs leading to the first floor and utility cupboard with plumbing for a washing machine.

FIRST FLOOR

Landing

Having cupboard housing the combi gas central heating boiler and loft access with retractable ladders, boarding for storage and a light.

Bedroom One

13'1" x 9'3" (4.01 x 2.83)

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

Bedroom Two

11'2" x 9'3" (3.42 x 2.83)

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

Bedroom Three

8'2" x 7'3" (2.49 x 2.22)

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

Bathroom/WC

8'1" x 6'0" (2.48 x 1.85)

Fitted with a stylish white suite comprising of a panelled bath with electric shower over, pedestal hand wash basin and WC. Having tiled splashbacks, a heated towel rail, extractor and UPVC double glazed opaque window to the front.

EXTERNAL

To the front of the property is a lawned area and double length driveway for off street parking, whilst to the rear is a good sized, fence enclosed lawned garden with patio area extending across the back of the house.

Agents Note

Please note that the property is currently leasehold but will staircase to freehold upon completion for a cost of £150 plus vat.

MONTHLY CHARGES PAYABLE.

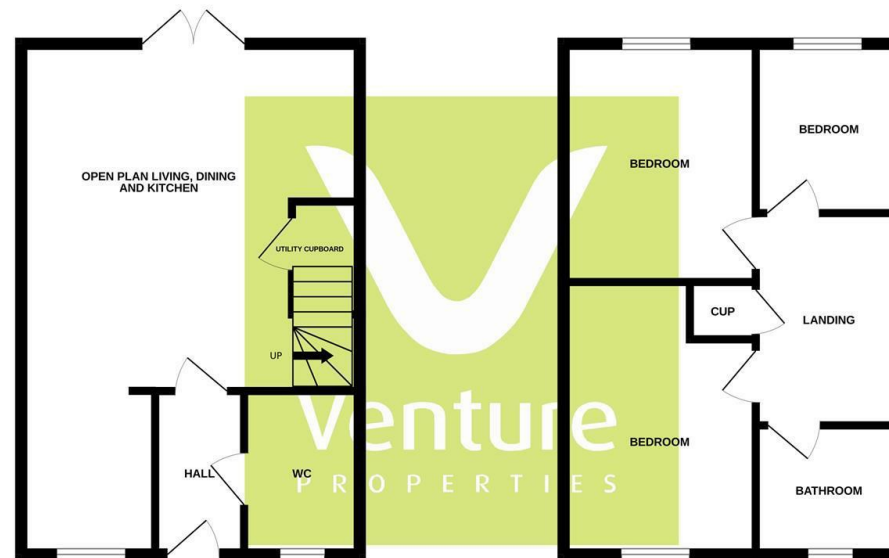
If the freehold is purchased, the property remains as leasehold and the following charges are payable,

Service charge: - £9.74

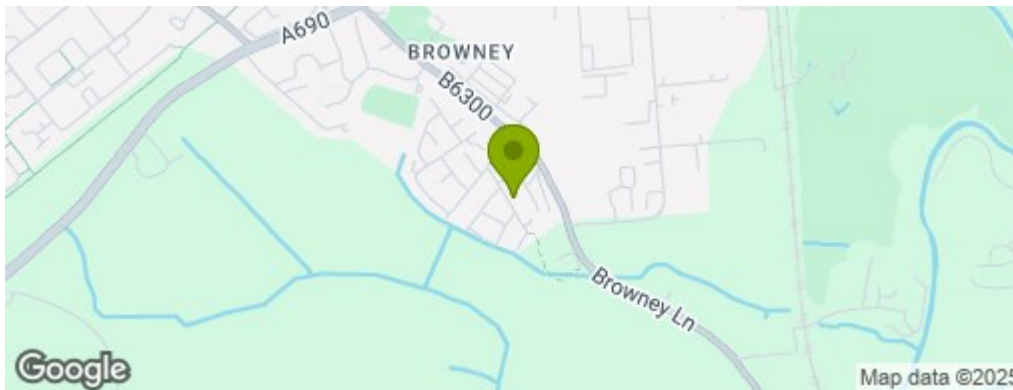
Management charge: - £5.42

GROUND FLOOR

FIRST FLOOR



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 (Upon completion)

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/coverage: Likely with O2, Vodafone 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 B

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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