



## Cypress View

Wheatley Hill DH6 3SL

Offers In The Region Of £175,000





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.



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.

# Cypress View

## Wheatley Hill DH6 3SL



- No chain involved
- EPC RATING - C
- Not overlooked to the rear

- Four bedrooms
- Large conservatory
- Edge of village location

- Two reception rooms
- Contemporary kitchen
- Close to amenities and a primary school

Available for sale with no chain involved, this spacious detached house with four bedrooms is situated on the edge of the village of Wheatley Hill, within walking distance to a variety of amenities and with good road links for commuting.

The floor plan comprises of an entrance hall, generous living room with bay window and feature fireplace, large conservatory, contemporary fitted kitchen and dining room. To the first floor there are three double bedroom, fourth single bedroom and family bathroom. Externally a walled garden to the front provides driveway parking, whilst the lawned rear garden enjoys a good degree of privacy.

Sensibly priced, viewing is highly recommended.

### GROUND FLOOR

#### Hall

Entered via UPVC door. With stairs leading to the first floor, laminate flooring and radiator.

#### Living Room

23'11" x 9'8" (7.31 x 2.95)

Spacious reception room with a UPVC double glazed bay window to the front, UPVC double glazed french doors to the conservatory, feature fireplace housing an electric fire, coving, laminate flooring and two radiators.

#### Conservatory

16'7" x 8'10" (5.06 x 2.70)

A large conservatory with UPVC double glazed windows and french doors opening to the rear garden, laminate flooring and a radiator.

#### Kitchen

15'2" x 8'0" (4.63 x 2.46)

Fitted with a comprehensive range of contemporary units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in oven and hob with extractor over, an integrated fridge and freezer, laminate flooring; radiator and UPVC double glazed window to the rear.

#### Dining Room

15'3" x 8'0" (4.66 x 2.44)

Having a UPVC double glazed window to the front, UPVC door to the rear garden, laminate flooring and radiator. Also having a utility cupboard with plumbing for a washing machine and wall mounted combi gas central heating boiler.

### FIRST FLOOR

#### Landing

With a UPVC double glazed window to the front, storage cupboard and ladder access to the loft which is boarded for storage and has a velux.

#### Bedroom One

16'0" x 7'11" (4.88 x 2.42)

Generous double bedroom with UPVC double glazed windows to the front and rear, laminate flooring and radiator.

#### Bedroom Two

12'7" x 9'1" (3.86 x 2.78)

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

#### Bedroom Three

9'1" x 8'7" (2.78 x 2.64)

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

#### Bedroom Four

8'11" x 8'7" (l-shaped) (2.72 x 2.62 (l-shaped))

With a UPVC double glazed window to the rear, laminate flooring and radiator.

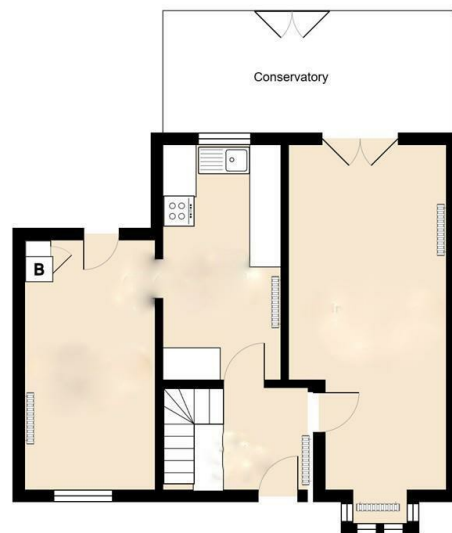
#### Family Bathroom/WC

7'8" x 5'5" (2.34 x 1.67)

Comprising of a panelled bath with electric shower over, pedestal wash basin, WC, heated towel rail and UPVC double glazed opaque window to the side.

### EXTERNAL

To the front of the property is a wall enclosed garden with gates providing access for off street parking, whilst to the rear is a lawned garden which enjoys a good degree of privacy.



All measurements are approximate and for display purposes only



## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

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

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

Council Tax: Durham County Council, Band: C Annual price: £2,668 (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

**0191 3729797**

1 Whitfield House, Durham, County Durham, DH7 8XL  
[durham@venturepropertiesuk.com](mailto:durham@venturepropertiesuk.com)