



**Murrayfield Drive**

Brandon DH7 8TG

**£235,000**





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# Murrayfield Drive

Brandon DH7 8TG



- Extended and much improved
- EPC RATING - C
- Popular location only 4 miles from Durham City

- Beautifully presented
- Spacious throughout
- Lovely kitchen

- Four well proportioned bedrooms
- Ideal family home
- Large bathroom with the potential to create an ensuite

This superb four-bedroom semi-detached home has been thoughtfully extended and beautifully enhanced. It offers a stylish living space that truly needs to be seen to be fully appreciated. Immaculately presented throughout, it is ready to move into condition.

Designed with family living in mind, the spacious layout features a welcoming entrance porch and hallway, a generous living room with patio doors leading to a bright garden room, and a modern, well-appointed kitchen. To the first floor, there are three comfortable double bedrooms, a further well proportioned single bedroom, and a large family bathroom.

Externally, the property benefits from attractive gardens to both the front and rear, a private double driveway providing off-street parking, and a single garage.

Viewing comes highly recommended.

## GROUND FLOOR

### Entrance Porch

Entered via composite door. With patio doors to the hall.

### Hall

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

### Living Room

24'7" x 10'0" (7.51 x 3.07)

Very spacious reception room with a UPVC double glazed bow window to the front and patio doors to the garden room, coving and two radiators.

### Garden Room

9'10" x 9'4" (3.01 x 2.87)

An excellent addition to the property with UPVC double glazed windows, an electric heater and patio doors to the rear garden.

### Kitchen

15'9" x 12'11" max (4.82 x 3.94 max)

A large family kitchen, fitted with a comprehensive range of units having granite worktops incorporating a sink and drainer unit with mixer tap, a Rangemaster cooker with extractor over, as well as an integrated fridge, freezer and dishwasher. Further features include two breakfast bars, a UPVC double glazed window to the rear, french doors opening to the rear garden, 2 storage cupboards, coving and a radiator.

## FIRST FLOOR

### Landing

Having coving, a storage cupboard and access to the loft which is boarded for storage.

### Bedroom One

13'1" x 10'2" (4.00 x 3.11)

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

### Bedroom Two

19'0" x 7'1" (5.80 x 2.18)

Spacious bedroom with a UPVC double glazed window to the front, coving, radiator and loft access. There would be the opportunity to create an ensuite shower room to this bedroom by utilising a section of the large family bathroom.

### Bedroom Three

11'5" x 10'0" (3.49 x 3.07)

Double bedroom with a UPVC double glazed window to the rear, a built in wardrobe, coving and radiator.

### Bedroom Four

8'8" x 7'8" (2.66 x 2.36)

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

### Family Bathroom/WC

16'0" x 5'6" (4.90 x 1.69)

Large family bathroom comprising of a free standing bath, double shower cubicle, pedestal wash basin, WC, tiled splashbacks and flooring, a heated towel rail, coving, recessed spotlighting and two UPVC double glazed opaque windows to the rear.

## EXTERNAL

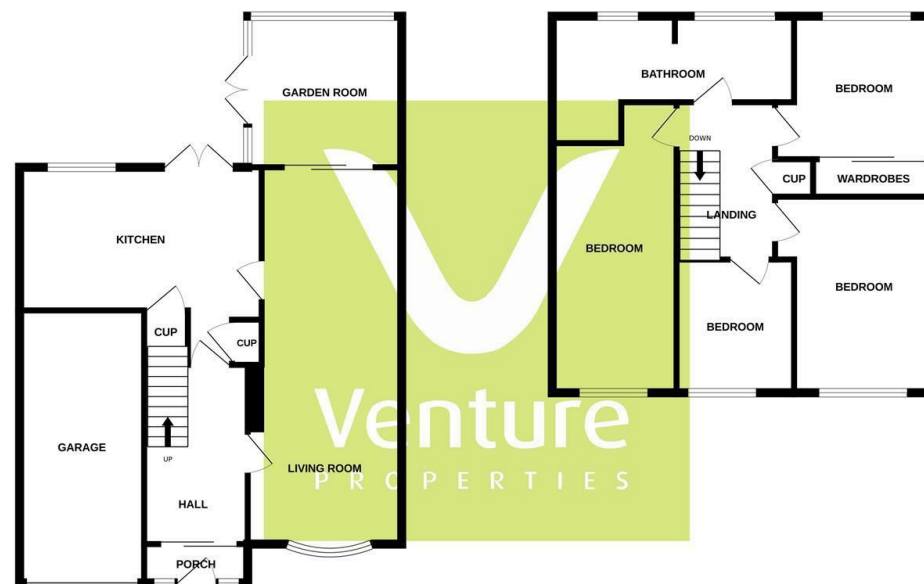
To the front of the property is a lawned garden and double driveway for off street parking, leading to the garage. At the rear is an enclosed garden with lawn, outdoor socket and patio area.

### Garage

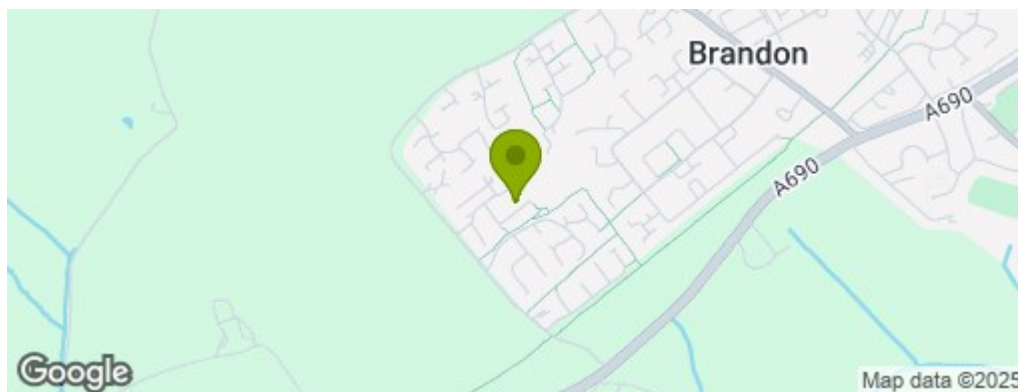
Integral single garage having an up and over door and also housing the combi gas central heating boiler.

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

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 79 Mbps.

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

Council Tax: Durham County Council, Band: C Annual price: £2,268 (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