



**Church Park**

Durham DH6 3SJ

Offers In The Region Of £269,950





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# Church Park

Durham DH6 3SJ



- Stunning views to the rear
- EPC RATING - C
- Useful utility room

- Five large bedrooms
- Luxurious refitted family bathroom
- Cul de sac location

- Superb kitchen and dining room
- Stylish ensuite to the master bedroom
- Ideally located for access to Durham, Peterlee and the A19

Viewing is highly recommended to fully appreciate this superb, detached family home with five well proportioned bedrooms, a stunning kitchen and beautiful views to the rear. The property is situated in a cul de sac of individually designed homes on the outskirts of Wheatley Hill, with good road links for commuting to both Durham City and Peterlee, as well as being close to the A19 for travel across the region.

The impressive floor plan comprises of an entrance hall, spacious living room and a fantastic open plan kitchen and dining room, which is perfect for modern living and entertaining. The contemporary kitchen has a large island unit and an outlook to the rear, enjoying the lovely views. There is also a useful utility room and ground floor WC. The first floor landing leads to five well proportioned double bedrooms, the master bedroom with ensuite and a luxurious family bathroom. Externally there is driveway parking to the front, an integral garage and an enclosed garden to the rear with various patio areas.

## GROUND FLOOR

### Hall

Entered via UPVC double glazed door. With stairs leading to the first floor, wood laminate flooring, radiator, telephone point and UPVC double glazed window to the side.

### Living Room

21'9" x 12'9" (6.65 x 3.90)

Spacious reception room with a UPVC double glazed bay window to the front, feature fireplace, coving, wood laminate flooring, radiator and double doors to the dining area.

### Open Plan Kitchen and Dining Room

25'1" x 10'7" (7.67 x 3.24)

An impressive open plan kitchen and dining room which is perfect for modern living and entertaining. The room has a large island unit and enjoys stunning views to the rear.

The contemporary kitchen is comprehensively fitted with a range of dark walnut

style units having contrasting work surfaces incorporating a sink and drainer unit, a built in stainless steel oven, a gas hob with stainless steel extractor over, a warming drawer and microwave oven. Further features include under unit lighting, recessed spotlighting, a panel radiator, UPVC double glazed window to the rear and patio doors to the rear garden.

### Utility Room

10'5" x 5'4" (3.20 x 1.65)

A useful room with fitted floor units having contrasting worktops incorporating a stainless steel sink and drainer unit, plumbing for a washing machine and space for a tumble dryer. Having a radiator, UPVC double glazed window and door to the side.

### WC

With WC, pedestal wash basin, tiled splashbacks and flooring and radiator.

## FIRST FLOOR

### Landing

Having access to each bedroom and the family bathroom. With wood laminate flooring, radiator and access to the loft.

### Bedroom One

16'1" x 12'11" (4.91 x 3.95)

Generous double bedroom with a UPVC double glazed window to the front, recently fitted built in wardrobes and a radiator.

### Ensuite

9'1" x 2'10" (2.77 x 0.87)

A stylish ensuite comprising of a cubicle with mains fed shower, a wash basin inset to a vanity unit and WC. Having recessed spotlighting, an extractor fan and heated towel rail.

### Bedroom Two

14'11" x 10'7" (4.55 x 3.24)

Double bedroom with a UPVC double glazed window to the front, fitted book/storage shelving, radiator and a useful storage cupboard.

### Bedroom Three

13'2" x 8'9" (4.03 x 2.67)

Double bedroom with a UPVC double glazed window to the rear, wood laminate flooring and radiator.

### Bedroom Four

12'2" x 9'10" (3.71 x 3.01)

Double bedroom with a UPVC double glazed window to the rear, wood laminate flooring and radiator.

### Bedroom Five

10'2" x 7'10" (3.11 x 2.40)

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

### Family Bathroom/WC

6'7" x 6'5" (2.01 x 1.96)

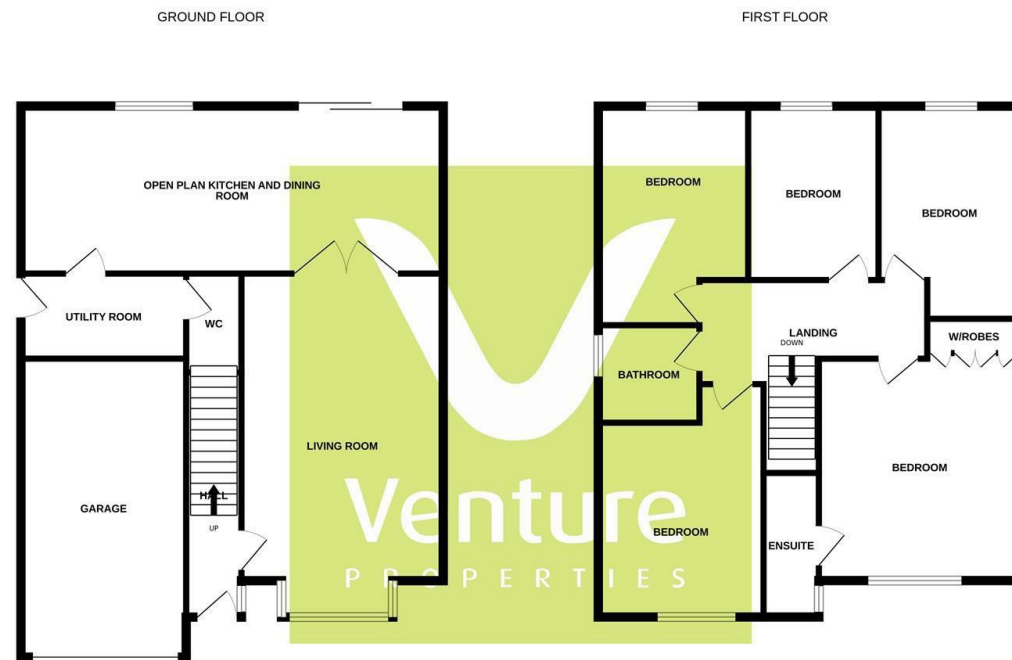
Luxurious family bathroom comprising of a bath with mains fed shower over, a pedestal wash basin, low level WC, tiled walls, recessed spotlighting, a stainless steel heated towel rail and UPVC double glazed opaque window to the side.

## EXTERNAL

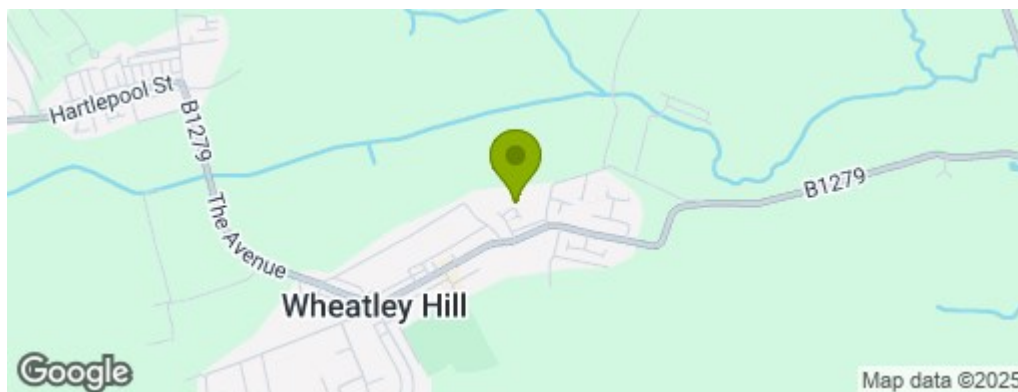
The property enjoys stunning views over neighbouring fields from the rear garden which has a lawn and two patio areas. To the front of the property is a further lawn and a double width driveway providing off street parking.

## GARAGE

Having a roller 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

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