

**STUART  
EDWARDS**



## Westcott Drive

Durham City, Durham DH1 5AQ

- Semi-Detached Bungalow
  - 2 Bedrooms
- Professionally Extended Kitchen
  - Driveway
- Highly Sought After Location
  - Lounge & Dining Room
  - Luxury Bathroom Suite
  - Gardens

**£1,100 PCM**





**Council Tax Band: C**  
**EPC Rating: C**

**FULL DESCRIPTION**

Semi detached bungalow available in a highly sought after location, extremely rare to the rental market. The internal living accommodation comprises: entrance hallway, lounge, dining room, professionally extended kitchen with appliances, 2 bedrooms and stylish contemporary bathroom suite with shower. Externally there's a driveway to provide off road parking and gardens to the front and rear. Gas central heating via a combi boiler, white UPVC rainwater goods and UPVC double glazing throughout. Sure to prove very popular therefore early reservation is strongly recommended to avoid disappointment.

**AREA INFORMATION**

Situated approximately 2 miles north of Durham City, the highly sought after Framwellgate Moor will meet the needs of the most discriminating purchasers in terms of location. Framwellgate Moor is close to a good children's nursery, primary and secondary school and local shops. The University Hospital of North Durham is within easy walking distance and Arnison Centre Retail Park also lies within close proximity. Durham City is delightful with its cobbled streets and a range of local and regional retailers as well as a number of well regarded restaurants and bars. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University. Also the A690 lies a short distance away providing good links to both the A1(M) and A19 for easy commuting throughout the region.

**ENTRANCE HALLWAY**

UPVC entrance door, laminate flooring, storage cupboard and all rooms leading off.

**LOUNGE**

12'11" x 12'5"  
French polished feature fire surround with marble hearth and inset gas fire, double radiator and double glass doors leading to the dining room.

**DINING ROOM**

14'8" x 9'11"  
Vertical radiator and sliding patio doors leading to the garden.

**PROFESSIONALLY EXTENDED KITCHEN**

17'10" x 7'11"  
Extensive range of traditional wall and floor units with granite worktops and inset Belfast sink. Two integrated fridges, freezer, dishwasher, microwave, washing machine, tumble dryer, gas hob and electric oven. Feature tiled splashbacks, two vertical radiators, laminate flooring and UPVC rear entrance door.

**BEDROOM 1**

11'11" x 9'11"  
Radiator and storage cupboard.

**BEDROOM 2**

10'11" x 8'11"  
Radiator.

**LUXURY BATHROOM SUITE**

7'2" x 5'6"  
Stylish contemporary suite comprising, close coupled wc, wall hung vanity unit with inset wash hand basin, panel bath with multi functional shower over and glass screen, fully feature tiled, laminate ceiling, extractor fan and chrome heated towel rail.

**GARDENS**

To the front and rear with elevated paved patio area and storage shed.

**DRIVEWAY**

1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

0191 3848440  
enquiries@stuartedwards.com  
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

