

**STUART
EDWARDS**



Springfield Meadow

Ludworth, Durham DH6 1NY

- DETACHED HOUSE
- 4 BEDROOMS
- CLOAKROOM WC, 2 SHOWERS & BATHROOM
- LOW MAINTENANCE GARDENS
- SOLAR PANELS
- CUL-DE-SAC POSITION ON A MODERN DEVELOPMENT
- LOUNGE & KITCHEN
- BLOCK PAVED DRIVEWAY
- AVAILABLE IMMEDIATELY. FURNISHED
- ELECTRIC CHARGING PORT

£900 Per Month

Council Tax Band: C
EPC Rating: C

FULL DESCRIPTION

Detached family home, situated in a cul-de-sac position on a modern development.

Ludworth is located around 6 miles east of Durham city centre. The village itself has a primary school, post office, community shop and countryside walks close by.

Internally the living accommodation comprises: entrance hallway, lounge, fitted kitchen, cloakroom/wc and the former garage has now been converted into a second reception room/bedroom with wash facilities.

To the first floor: landing, bedroom with en-suite shower room, a further two bedrooms and family bathroom.

Externally a block paved driveway provides off road parking and there are low maintenance gardens to the front and rear with a paved patio area.

Having gas central heating, solar panels, electric charging port and UPVC double glazing.

Available immediately on a furnished basis.

ENTRANCE HALLWAY

Entrance door leading to hallway with radiator and stairs to the first floor.

LOUNGE

16'7" x 11'3"

Two radiators, laminate flooring and coved ceiling.

KITCHEN

9'9" x 15'0"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit. Integrated oven, hob and extractor hood. Plumbed for automatic washing machine, tiled splashbacks, double radiator, laminate flooring and door to rear garden.

CLOAKROOM/WC

Low level wc, wash hand basin, radiator and laminate flooring.

BEDROOM 1/RECEPTION ROOM

16'2" x 8'3"

Wall mounted electric heater, laminate flooring, spot lighting and walk-in shower with electric shower.

FIRST FLOOR LANIDNG

With loft access.

BEDROOM 2

13'3" x 11'3"

Radiator.

En-suite

Low level wc, was hand basin, extractor fan, shower cubicle with mains fed shower, radiator and vinyl flooring.

BEDROOM 3

8'9" x 12'7"

Radiator.

BEDROOM 4

11'7" x 7'1"

Radiator.

BATHROOM

8'2" x 7'2"

Low level wc, wash hand basin, panel bath with overhead tap connected shower, part tiled walls, vinyl flooring, radiator, extractor fan and airing cupboard.



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.