



## **Halfeti House Dunelm Stables, Durham, DH6 3BN**

**Offers Over £500,000**

Hive Estates is delighted to present this exceptional high-end self-build home at Durham Stables – an exclusive development where no two homes are the same.

This stunning, bespoke three-storey detached property showcases thoughtful interior design, luxurious finishes, and spacious modern living across every level.

On the ground floor, you're welcomed into an expansive open-plan living space. The kitchen is a true showstopper, featuring elegant blue shaker-style cabinetry, a generous feature island with a marble worktop, brass fittings, and striking herringbone flooring throughout. Integrated appliances include a fridge, freezer, dishwasher, twin ovens, and a 5-ring gas hob – perfect for passionate cooks and family life alike.

The dining area is ideal for entertaining, with a large dining table and bi-fold doors that open directly onto the patio, creating a seamless indoor-outdoor living experience. The adjoining sunroom also features bi-fold doors, providing additional entertaining space and flooding the area with natural light.

Underfloor heating runs throughout the entire ground floor, ensuring warmth and comfort in every space.

A well-appointed utility/boot room continues the herringbone flooring and offers plenty of storage, with space for a freestanding washer and dryer. The lounge offers a cosy, refined space with neutral décor, plush cream carpeting, large windows, a statement media wall, and a contemporary feature fireplace.

The ground floor also includes a versatile snug – currently used as a home office with modern panelling and soft carpet – perfect as a second lounge, playroom, or guest room. Completing this level is a stylish downstairs WC, finished with marble tiling, a concealed toilet, and a freestanding basin.

Upstairs, the second floor houses three generously sized bedrooms. The impressive principal suite features plush beige carpet, large windows, a bespoke pink feature headboard with mirrored accents, and a walk-in wardrobe with fitted storage. The luxury ensuite boasts a walk-in waterfall shower, double sinks, and floor-to-ceiling grey and wood-effect tiling.

The second bedroom enjoys its own ensuite with striking blue marble tiling, brass fittings, a walk-in waterfall shower, freestanding basin, and WC. The third bedroom continues the neutral theme with soft décor, large windows, and ample natural light.

The family bathroom on this floor is beautifully finished with green marble tiles, brass fittings, a freestanding bath, walk-in waterfall shower, basin, and a concealed toilet.

On the third floor, you'll find two further spacious bedrooms, each with built-in storage and plush beige carpet. One includes loft access for additional storage. A contemporary shower room serves this level, featuring neutral tiling, black fittings, a walk-in shower, WC, and basin.

Externally, the property offers a well-maintained wraparound walkway, a front lawn area, and a driveway that continues to the rear garden, leading to the garage. The rear garden is perfect for entertaining, with bi-fold doors from both the dining

and sun rooms opening onto a large patio and generous lawned area.

**Kitchen/Diner and Family Room 13'10" x 28'5" (4.24 x 8.67)**

**Lounge 18'4" x 10'9" (5.60 x 3.30)**

**Sun Room 13'0" x 10'0" (3.98 x 3.06)**

**Snug 10'1" x 10'5" (3.08 x 3.18)**

**Utility/Boot Room 7'11" x 7'0" (2.42 x 2.15)**

**WC 7'11" x 3'6" (2.42 x 1.09)**

**Master Bedroom**

**Walk-in Wardrobe 6'11" x 8'3" (2.13 x 2.52)**

**En-Suite 6'6" x 8'3" (2.00 x 2.52)**

**Bedroom 2 14'1" x 10'11" (4.30 x 3.34)**

**En-Suite 7'8" x 4'4" (2.35 x 1.34)**

**Bedroom 3 13'10" x 10'11" (4.24 x 3.34)**

**Bathroom 13'10" x 8'6" (4.24 x 2.61)**

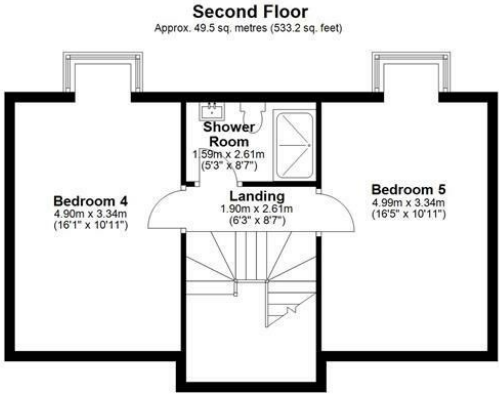
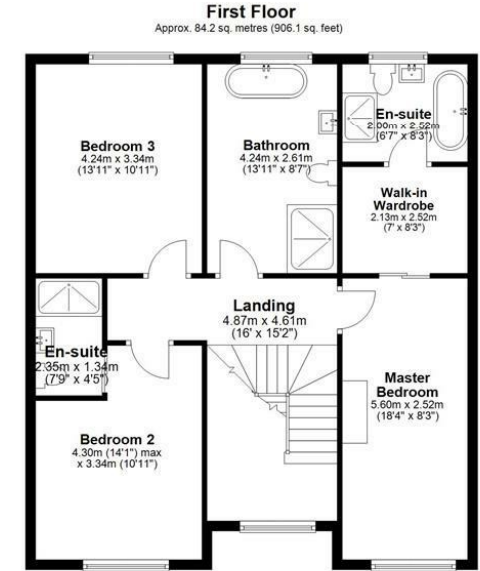
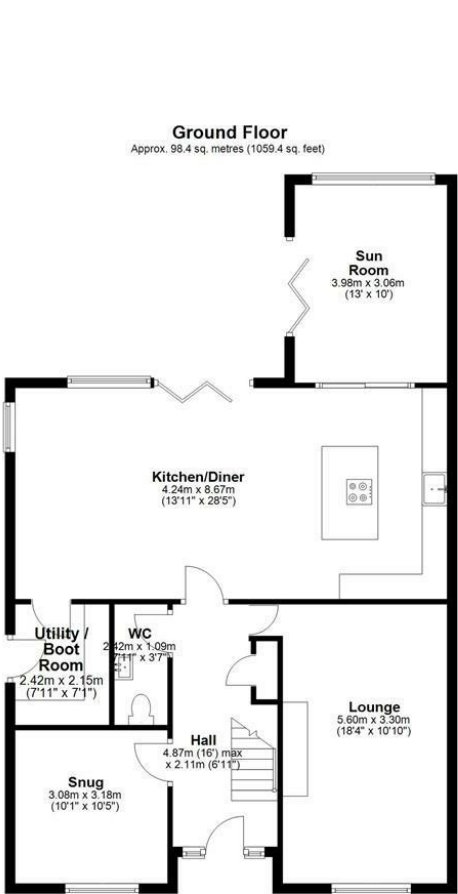
**Bedroom 4 16'0" x 10'11" (4.90 x 3.34)**

**Bedroom 5 16'4" x 10'11" (4.99 x 3.34)**

**Shower Room 5'2" x 8'6" (1.59 x 2.61)**



Floor Plan

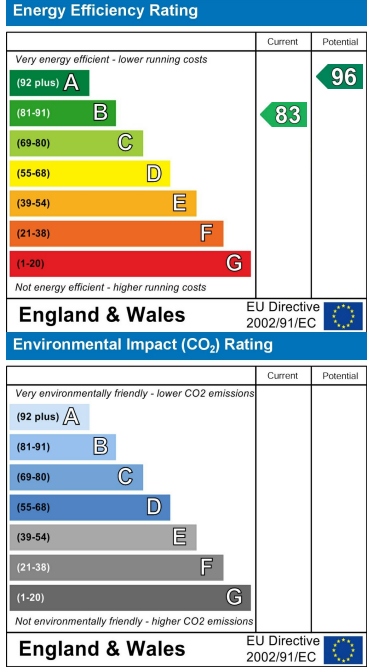


Total area: approx. 232.1 sq. metres (2498.7 sq. feet)

Area Map



Energy Efficiency Graph



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