



rare!

From Sanderson Young





# Durham

A fabulous and substantial family home offering five/six bedrooms, excellent reception space with a stunning open plan kitchen/diner, formal living room and a games room with bi-folding doors out onto the rear gardens

**Guide Price: £2 Million**

- An immaculately presented detached home
- Positioned on a site of approximately ½ an acre
- Fantastic outdoor kitchen with a retractable roof and full heating system
- Finished to an extremely high specification throughout

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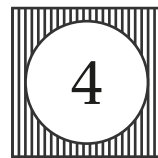


## DESCRIPTION:

Situated in a sought after location on the outskirts of Durham is this immaculately presented and substantial five/six bedroom detached family home. Positioned a plot of approximately ½ an acre, this luxury property represents one of the finest homes within the area having been finished to a high specification throughout.

The property is accessed into the vaulted main entrance hallway with a feature curved staircase, ground floor WC, fully fitted cloaks cupboard, utility room and integral access into the triple garage, with two parts of the garage currently being utilised as a home gymnasium.

The hallway leads off to the right and into a stunning open plan kitchen/dining room, which is highly impressive and boasts a range of modern cabinetry and worktops, as well as integrated appliances throughout, a large central island and a bespoke built in seating area. The kitchen connects through into a separate study, which benefits from impressive glazed views into the internal courtyard.











## DURHAM

To the right of the hallway, access is granted into a delightful formal living room which offers stunning views over the rear garden and a feature media wall.

The final reception room on the ground floor is a substantial games room, which has been further extended by the current owners and offers a stylish fully fitted bar area and glazed bi-folding doors onto the rear gardens.

The staircase then leads up to the first floor landing and gives access onto four bedrooms. The principal bedroom is a large double with access onto a substantial roof terrace, as well as an ensuite shower room WC and walk in wardrobe. Bedroom two is situated to the front of the property and is a further large double with a walk in wardrobe and ensuite bathroom WC. Bedroom three has recently been converted into a cinema room with a built in surround sound system, large cinema screen, as well as a Juliet balcony. The fourth bedroom has also been converted into a large dressing room with bespoke fitted storage with built in lighting, as well as access onto a further ensuite bathroom WC.











The staircase then continues up to the second floor and onto two further double bedrooms, both with their own walk in wardrobes and sharing the use of a shower room WC.

Externally, the property is approached via electronic entrance gates which lead through to the block paved driveway with off street parking for multiple vehicles. The rear gardens are hugely impressive and are laid partially to artificial turf and various paved patio areas, as well as a sunken firepit and special water features. There is also a built in trampoline and hot tub.

Within the gardens there is also a fantastic outdoor kitchen with a retractable roof and glazed bi-folding doors. This space also has a full heating system, making it a great place to relax and entertain throughout the year.

A truly special home which must be viewed to fully appreciate the high specification and accommodation on offer. Early viewings are highly recommended.





















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