



31 St. Lawrence Close

, High Pittington, DH6 1RB

£260,000



Igomove are excited to bring to the market this rare, well loved, two bedroom detached bungalow with enormous potential on a generous well maintained plot in this desirable position in the quiet village of High Pittington. This pleasant property has scope for alteration if desired, however, would equally suit a buyer ready to enjoy a touch of the good life. With generous terraced gardens to the rear nestled into the wooded hillside, the situation is quiet and idyllic. High Pittington benefits from a popular primary school, shops and bus services, it has easy access to Durham city, just a minute from the A690, headed to Sunderland or the A1(M). With the countryside on your doorstep, this property is conveniently located for an array of lifestyle habits. The property comprises of; two bedrooms, family bathroom, dual aspect lounge/diner, good sized kitchen, entrance and central hallway, double glazing, gas central heating, extensive plot with wraparound gardens front and rear, stand-alone garage plus private block paved parking, clean and tidy decor throughout.

This lovely modern home on a generous plot, situated in a convenient location within 5 miles of Durham City has potential for modernization and expansion will surely generate a great deal of interest, contact Igomove today to view.

FREEHOLD

Local Authority Durham Tax Band C



Pleasant, open aspect front elevation, front laid to lawn, paved footpath leading to side access and front door into;

Entrance hallway with convenient cloakroom cupboard, and door leading into Living area:-

Spacious dual aspect lounge/diner with large window to the front elevation and sliding patio doors to the rear garden, feature gas fireplace with granite hearth and decorative mantelpiece and surround, double radiators fitted with decorative covers, clean and light décor with coving to ceiling, dado rail & neutral carpet;

Substantial kitchen space, comprising plenty of modern white sleek base and wall units, complimenting granite effect worktop, white tiled splash, stainless steel sink and drainer with chrome mixer tap, new integrated oven and halogen hob with extractor hood, integrated fridge freezer, plumbing for washing machine & dishwasher, smart lino flooring, clean decor, double radiator, bay window to front elevation, glazed Upvc door to large external side patio area and garage;

An additional central hallway with carpeted floor leading into adjoining bedrooms;

Bedroom one is a large bright double, south facing, located to the rear of the property with nice sized window, convenient fitted sliding door mirrored wardrobe, plus additional fitted wardrobes, radiator, delightful décor, neutral carpet.

Bedroom two is a single room with window to the rear elevation, radiator, charming smart décor with coving and neutral carpet.

The smart family bathroom comprises large walk-in shower with glass screen, dual shower heads including large sunflower and removeable hose, close coupled WC and pedestal wash basin in white porcelain with chrome fittings, smart shower-wall throughout, decorative tile effect floor, radiator with decorative cover, side elevation window with fitted roller blind.

Loft space accessible for storage.

To the rear is a large enclosed private garden, surrounded by tall mature trees at its rear, a wildlife haven. The well maintained wraparound outdoor space has a mix of paving and gravelled areas at ground level which leads onto a raised terrace with mixed beds of perennial flowers, shrubs & trees. There's secluded areas with manicured hedges and pathways leading around into different spaces of interest and focal points in this well thought out space. This generous plot boasts separate patios to the side and rear for alfresco dining, additional space with a large greenhouse and garden shed and a separate garage. A great outdoor space for relaxing and enjoying the outdoors on this sunbathed terrace, with views into the distance.

This rare to the market bungalow with great potential to improve and expand in a sort after location will be popular for a mix of buyers.

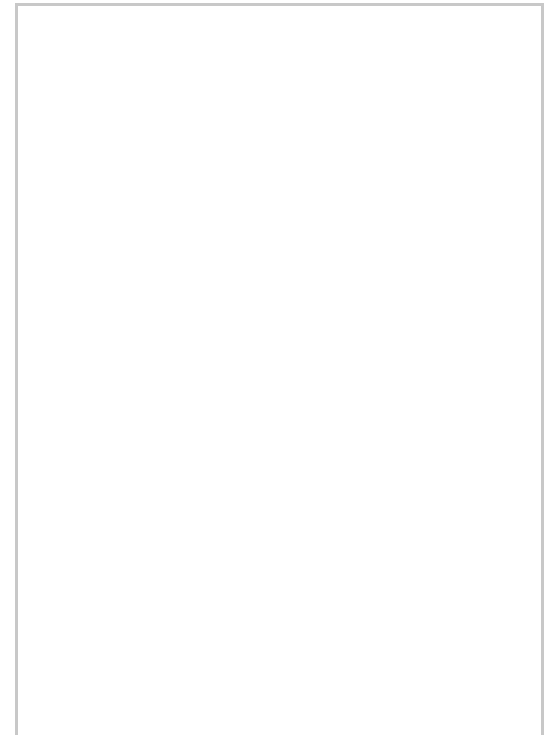
An early viewing is recommended.

Call Igomove Durham on 0191 3711791

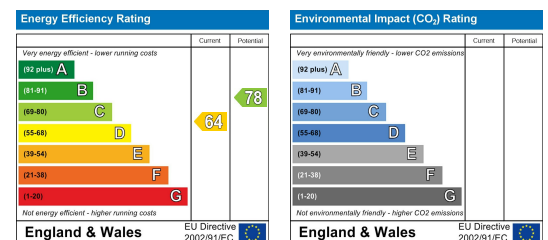
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.