

## 2 bed Detached Bungalow for sale - £260,000

Winchester Drive - Durham



**Council Tax Band: C**

**EPC Rating: E**

Two bedroom detached bungalow pleasantly situated at the head a small Cul-De-Sac within the Village of Brandon within a short driving distance to Durham City and the A1. This well presented bungalow has been well maintained throughout by the current owners, from the entrance porch into a spacious hallway leading to the large light and airy lounge, two double bedrooms, shower room with double shower cubicle, separate dining room through to kitchen into sun room which looks out to rear gravelled enclosed garden. A long paved driveway with double wrought iron gates leads to single garage with electric roller door having power and light, to the rear of the garage is a timber workshop/shed. The property benefits from Gas fired central heating system and is fully double glazed. Viewing by Appointment only.

**Bathrooms 1**

**Beds 2**



**SCAN FOR DETAILS**

- **TWO BEDROOM DETACHED BUNGALOW**
- **SPACIOUS LIGHT AND AIRY LOUNGE**
- **SHOWER ROOM**

- **SUN ROOM OVER LOOKING REAR GARDEN**
- **LONG BLOCK PAVED DRIVEWAY**
- **SINGLE GARAGE**

### **Entrance Porch/Hallway**

UPVC Double glazed patio door into porch with UPVC double glazed entrance door and upvc side window panel into hallway with loft access, storage cupboard.

### **Lounge 13' 0" x 18' 0" (3.96m x 5.48m)**

UPVC Double glazed window to front, electric fire and hearth

### **Bedroom One 11' 0" x 11' 0" (3.35m x 3.35m) plus fitted wardrobes**

UPVC Double glazed window to front, double fitted wardrobes.

### **Bedroom Two 11' 0" x 11' 0" (3.35m x 3.35m)**

UPVC Double glazed to rear.

### **Dining Room 9' 0" x 8' 0" (2.74m x 2.44m)**

UPVC Double glazed window to rear.

### **Kitchen 9' 0" x 10' 0" (2.74m x 3.05m)**

UPVC Double glazed window to the side, storage cupboard and cupboard housing baxi boiler, space for fridge, matching wall, base units and drawers, plumbing for washing machine, stainless steel sink unit, gas point for cooker, fully tiled walls and flooring.

### **Sun Room**

Half brick construction walls with UPVC double glazed windows, UPVC patio doors out to the garden. Upvc roof.

### **Shower Room**

Two UPVC double glazed windows to the rear, pedestal wash hand basin, low level W/C, part tiled walls, double shower cubicle with shower off the mains.

### **Driveway to Single Garage**

Long paved driveway with double wrought iron gates to Single garage with electric roller door, power and light.

### **Externally**

Front mature gravelled gardens, side access to the rear , long paved driveway to a single garage with electric roller door with power and light, enclosed landscaped gravelled garden with mature shrub borders, there is a timber workshop/shed with power and light.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

