



31 Queens Park Road Durham Gate, Spennymoor DL16 6NQ

- 4 Bedroom Detached Family Home
- Garage and Driveway
- NO ONWARD CHAIN
- Sought After Development
- Excellent Transport Links
- VIEWING ESSENTIAL

Offers In The Region Of £210,000

31 Queens Park Road



Entrance Hallway

Glazed entrance door opening to hallway with staircase rising to the first floor and under stair storage cupboard.



It is with great pleasure that Rea Estates offer to the sales market this immaculately presented 4 Bedroom Detached Family Home, situated within an exclusive residential development.

Durham Gate is positioned just off the Thinford roundabout on the A167 which links Durham City and Darlington. The A688 links Durham Gate with Bishop Auckland to the West and the A1 (M) to the East. The Amazon Distribution Centre is within easy reach.

Warmed via Gas Central Heating and having uPVC Double Glazing throughout, the internal layout briefly comprises, Entrance Hallway with staircase rising to the first floor, Cloakroom/Wc, Breakfast Kitchen and a well proportioned Lounge/Diner.

To the first floor there is a Family Bathroom and Four Bedrooms, the Master of which has En-Suite facilities. Externally the property has gardens front and rear. A detached Garage and Driveway provide off road parking facilities.

In our opinion this property, which is offered for sale with no onward chain, will make an exceptional family home for the discerning purchaser and therefore an early viewing is highly recommended.

Cloakroom/Wc

Fitted with a low level w/c, pedestal wash hand basin and ceiling mounted extractor fan.



Breakfast Kitchen:**11'08 x 10'06 (3.56m x 3.20m)**

Situated to the front of the house, fitted with a range of base and wall units (one of which houses gas central heating boiler) complementary work surfaces, inset stainless steel sink unit and tiled splash backs. Integrated electric oven, gas hob with extractor hood, space and plumbing for washing machine.

**Lounge/Diner: 17'07 x 13'08 (5.36m x 4.17m)**

A lovely private room overlooking the rear garden, which provides ample space for family relaxation, dining and entertaining. A double glazed window and French doors, allow lots of natural light to flood through. Door opening to a large walk in storage cupboard.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Tel: 01388 60 77 80 **Fax:** 01388 60 20 60 **Web:** www.reaestates.co.uk

First Floor Landing

Airing cupboard and loft access hatch. The loft is boarded and has a pull down ladder. Doors to:

Master Bedroom:

12'05 x 10'05 (3.78m x 3.18m)

A spacious double bedroom providing ample space for a range of free standing furniture.



Bedroom Two:

11'01 x 10'05 (3.38m x 3.18m)

Double bedroom overlooking the front of the house.



Bedroom Three:

7'04 x 6'11 (2.24m x 2.11m)

Utilised by the current vendors as a dressing room.



En-Suite

Comprising; shower enclosure with rainfall and hand held units, back to wall w/c and counter top wash hand basin with vanity unit.



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Bedroom Four:

7'04 x 6'11 (2.24m x 2.11m)

Ample sized fourth bedroom situated to the rear of the house, currently utilised as an office.



Externally

To the front of the house there is an open plan garden, a detached garage and driveway.

Gated side access leading to the private and enclosed rear garden, which is laid mainly to lawn. A paved patio provides an ideal spot for 'al fresco' dining and entertaining.



Family Bathroom:

6'07 x 5'11 (2.01m x 1.80m)

Part tiled bathroom fitted with a white suite comprising; Mains fed shower and glass screen over panelled bath, low level w/c and pedestal wash hand basin.



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