



A beautifully presented DETACHED family home occupying a generous corner plot with EXTENSIVE DRIVEWAY and DETACHED DOUBLE GARAGE. An internal viewing will reveal an inviting entrance hallway that leads to three well-appointed reception rooms, including a delightful bay-windowed living room featuring a multi-fuel stove, ideal for cosy evenings in. The separate dining room, with French doors opening to the rear garden, provides an excellent space for entertaining, while the large fitted kitchen/breakfast room is perfect for family gatherings and culinary adventures. A convenient utility room and a ground floor WC add to the practicality of this lovely home. The first floor comprises four spacious bedrooms, including a principal suite with built-in wardrobes and a luxurious en-suite wet room/WC. The family bathroom/WC is thoughtfully designed, featuring a separate corner shower cubicle for added convenience. Outside, the property is equally impressive, with an extensive block-paved driveway that accommodates up to six vehicles, leading to a detached double garage. The paved side garden and private enclosed rear garden, complete with lawn and patio areas, provide a tranquil outdoor retreat for relaxation and play. Additional features include uPVC double glazing, gas central heating to radiators, (boiler replaced late 2023), and a CCTV security system. This beautiful family home is ideally located close to Woodham Golf & Country Club, making it a perfect choice for those who appreciate both leisure and lifestyle. With its generous space and modern amenities, this property is a must-see for anyone seeking a comfortable and stylish living environment.





Agents Notes

Tenure:- Freehold

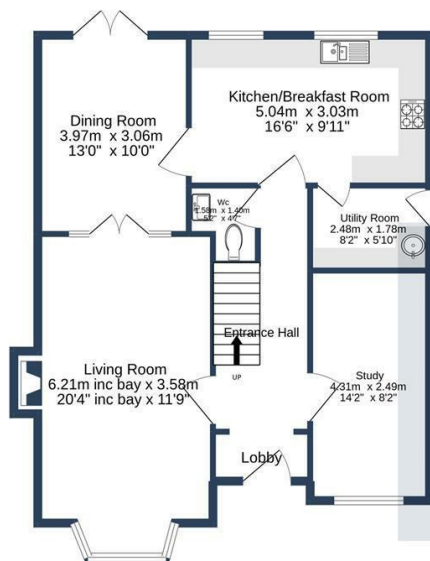
Mains gas, (central heating to radiators - boiler replaced late 2023), electricity & drainage

CCTV

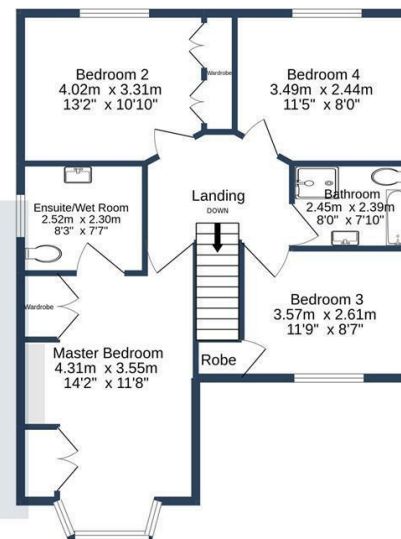
uPVC double glazing throughout

Council Tax:- Band E

Local Authority:- Durham County Council



GROUND FLOOR
104.5 sq.m. (1125 sq.ft.) approx.



1ST FLOOR
68.7 sq.m. (739 sq.ft.) approx.

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TOTAL FLOOR AREA : 173.2 sq.m. (1864 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		74
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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