

# STUART EDWARDS



## Folds Close Farm

New Brancepeth, Durham DH7 7HA

- New Development - AVAILABLE NOW!
  - Lounge
  - Utility Room
  - En-suite & Bathroom
  - Gardens
- 4 Bedroom Detached Homes
- Open Plan Kitchen/family/Dining Room
- INCENTIVES AVAILABLE! A
  - Garage & Driveway
- ONLY 2 PLOTS REMAINING

Asking Price £350,000



## Council Tax Band: New Build EPC Rating:

### INFORMATION

AVAILABLE NOW! ONLY 2 PLOTS REMAINING!

Situated in a magnificent location boasting open views over surrounding countryside to the rear.

These high quality family homes represent excellent value for money at a standard not often seen in new build properties. Each property offers a high quality internal specification.

INCENTIVES AVAILABLE!

Easy access to Durham City and all regional centres.

Viewing is strongly recommended and absolutely essential to appreciate the quality of the building and location.

Exclusively marketed by Stuart Edwards Estate Agents.

### DESCRIPTION

Each property will have a high quality internal specification with a well planned family living space in mind.

Internally the properties measure 1300 square feet.

The ground floor living space comprises: entrance hallway with a useful storage cupboard, lounge, open plan kitchen/family/dining room providing a perfect space to dine, entertain and relax. There's also a utility room and cloakroom/wc leading off.

To the first floor: landing with storage, primary bedroom with en-suite shower room, a further 3 bedrooms and family bathroom.

Externally a driveway leads to a single garage and gardens to both the front and rear which will be turfed.

### APPROXIMATE ROOM SIZES

Lounge - 3.32m x 4.5m

Kitchen - 3.31m x 3.46m

Family/Dining Area - 5.97m x 3.39m

Bedroom 1 - 3.53m x 3.25m

Bedroom 2 - 3.07m x 3.09m

Bedroom 3 - 3.39m x 3.15m

Bedroom 4 - 3.49m x 2.40m

Bathroom - 2.37m x 1.94m

En-suite - 2.76m x 1.58m

### TENURE - FREEHOLD

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

### IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

### VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

### WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

### THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

