



**STUART  
EDWARDS**



## John Street North

, Meadowfield DH7 8RS

- SUBSTANTIAL TERRACE HOUSE
- LOUNGE
- OPEN PLAN DINER/FAMILY ROOM
- STYLISH EN-SUITE AND BATHROOM
- 3 BEDROOMS
- EXTENSIVE KITCHEN & UTILITY ROOM
- MULTI FUEL BURNER
- BLOCK PAVED OFF ROAD PARKING

**Offers In The Region Of £168,950**



**Council Tax Band: A**  
**EPC Rating: C**

**FULL DESCRIPTION**

Arguably the best terraced house in John Street. This superbly appointed home is situated in a popular and sought after location. Accessed via a composite entrance door to the hallway leading to the lounge with attractive recessed feature fireplace. French doors open on to the extensively fitted kitchen incorporating central island with seating and integrated appliances, together with a useful utility. Additionally this room opens onto an exceptional family dining space with multi fuel burner, perfect for socialising. An attractive oak and glass banister leads to the first floor landing with 3 bedrooms, a stylish en-suite shower room and luxury four piece family bathroom suite. Externally the rear yard is block paved to provide two off road parking spaces and it enjoys open field views. Benefiting from gas central heating via a combi boiler and UPVC double glazing throughout. Meadowfield is a small village situated approximately 3 miles south-west of Durham on the A690, with excellent access to schools and a wide range of local amenities are close by. Presented to the highest of standards the property provides excellent family living accommodation ready to move into. Viewing is essential to appreciate the quality of the fittings and appointments. Those viewing this property will not be disappointed.

**ENTRANCE**

Composite entrance door leading to hallway with radiator and stairs to the first floor.

**LOUNGE**

14'9" x 12'2"

Recessed feature fireplace with oak mantle, spot lighting, double radiator and French doors leading to the kitchen/diner.

**KITCHEN**

554m x 478m

Extensive range of shaker style wall and floor units incorporating centra island with breakfast bar, luxury granite worktops and inset stainless steel sink unit with mixer tap. Integrated dishwasher, electric oven, ceramic hob and extractor hood. Spot lighting, including unit lighting, smoke detector, tiled splashbacks, double radiator and ceramic tiled flooring.

**FAMILY/DINING AREA**

9'6" x 8'2"

A perfect open family space leading off the kitchen with multi fuel burner, radiator, spot lighting and French door leading to the rear.

**UTILITY ROOM**

6'11" x 5'8"

A useful space with ceramic tiled flooring, plumbed for automatic washing machine, space for tumble dryer, stainless steel single drainer sink unit, wall mounted central heating boiler and rear entrance door.

**FIRST FLOOR LANDING**

Modern oak balustrade with hand rails and glass panels leading to the first floor landing.

**BEDROOM 1**

14'9" x 10'7"

Fitted wardrobe and double radiator.

**EN-SUITE**

Stylish white suite comprising: low level wc, vanity unit inset wash hand basin with mixer tap and matching mirror above, walk-in shower, top quality tiled walls and flooring, spot lighting and chrome heated towel rail.

**BEDROOM 2**

15'1" x 10'5"

Double radiator and two sets of fitted wardrobes.

**BEDROOM 3**

11'1" x 7'4"

Double radiator and built-in bulkhead storage cupboard.



1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

0191 3848440  
enquiries@stuartedwards.com  
www.stuartedwards.com

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.