

STUART EDWARDS



Dowsey Road , Sherburn Village DH6 1JH

- SUPERB INDIVIDUAL DETACHED HOUSE
- LARGE EXTENDED ACCOMMODATION
 - SPACIOUS LOUNGE
 - 4 BEDROOMS
- READY TO MOVE INTO
- PANORAMIC VIEWS TO REAR
- LUXURY OPEN PLAN KITCHEN/DINER & FAMILY LIVING AREA
 - CLOAKROOM/WC, SHOWER ROOM & BATHROOM
- GARDENS & DETACHED GARAGE WITH DRIVEWAY
- BEAUTIFULLY PRESENTED

£385,000



FULL DECRPTION

Superb, individually designed detached house boasting panoramic views over open countryside to the rear. This modern, well appointed family home provides spacious living accommodation and comprises: entrance porch, hallway and generous lounge with marble feature fireplace. The extensively fitted luxury kitchen is an exceptional space with central island, dining area with space for a large dining table and family area with bi-folding doors overlooking the garden. In addition there is also a useful downstairs cloakroom/wc.

A staircase from the entrance hallway leads to the first floor landing, 3 well proportioned bedrooms, en-suite shower room and family bathroom. A 26ft bedroom is situated on the 2nd floor and has 4 Velux windows enjoying the surrounding rear views.

Externally there's a walled garden to the front with laid lawn. Whilst the rear garden is enclosed with block paved patio area, laid lawn and decking area with pergola. A detached garage is situated at the rear of the property with block paved off road parking in front and walled boundary as well as having ample off road parking at the side.

Having gas fired central heating via a combi boiler and radiators to all rooms, underfloor heating via a separate system and UPVC double glazing throughout. Internal inspection is essential to appreciate the accommodation on offer.

AREA INFORMATION

Sherburn Village is situated approximately 3 miles east of Durham City Centre. The A690 lies a short distance away providing good links to both the A1 and A19 for easy commuting throughout the region.

A wide range of local amenities are close by including, retail shops, supermarkets and good primary and secondary schools. The village its self has its own post office, bakery, newsagents, co-op supermarket, primary school and a variety of other retail outlets. A regular bus route from the village provides access to Durham City Centre and nearby villages, approximately every 20 minutes.

Durham City itself is delightful with its cobbled streets and a range of local and regional retailers as well as a number of well regarded restaurants, bars and newly developed River Walk with Odeon Lux Cinema. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Durham City is well known for its high achieving private and state schools in addition to the world renowned Durham University.

ENTRANCE PORCH

With composite entrance door and two double glazed windows.

ENTRANCE HALLWAY

With porcelain tiled flooring, under floor heating and stairs with under stair storage cupboard to the first floor.

LOUNGE

21'02nx 14'4

Marble feature firs surround with cast iron insert, covered ceiling, wood flooring, double radiator and bay window.

KITCHEN/DINER/FAMILY AREA

29'0 x 20'4

Extensive range shaker style floor units incorporating central island with seating, luxury quartz worktops with upstands and inset sink unit with mixer tap. American style fridge/freezer and range cooker with 7 burner gas hob, electric oven and extractor hood.

In addition to the kitchen there's a dining area with space for a large dining table and family area with 3 Velux windows, decorative porcelain tiled flooring with underfloor heating, spot lighting and bi-fold doors leading to the patio area and rear garden.

CLOAKROOM/WC

Low level wc, wash hand basin and porcelain tiled flooring with underfloor heating.

FIRST FLOOR LANDING

Double radiator.

BEDROOM

21'4 x 11'8

Double radiator.

BEDROOM

16'0 x 9'4

Double radiator.

BEDROOM

13'0 x 9'4

Double radiator.

EN-SUITE

Low level wc, wash hand basin, shower cubicle with mains fed shower, heated towel rail, extractor fan, tiled walls and flooring.

BATHROOM

Low level wc, wash hand basin, panel bath with mains fed shower over and glass screen, radiator, heated towel rail, tiled walls and flooring.

SECOND FLOOR LANDING

With storage cupboard and accessed via a conventional staircase.

BEDROOM

26'3 x 14'1

2 Radiators, 4 Velux windows and access to roof void storage.





GARAGE & PARKING

17'0 x 18'0

Detached garage with remote controlled door and situated at the rear of the property with block paved parking in front. There is also ample off road parking at the side.

GARDENS

Walled garden to the front with laid lawn. The rear garden is well maintained with block paved patio area, laid lawn, decked area with pergola and access door to the rear garage.

Freehold

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

EPC

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2249-3911-4209-1829-6204>

Important Info

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.

Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

Property Portals

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Financial Assistance

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

Thanks

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.



Council Tax Band: E
EPC Rating: C



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

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

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