

# STUART EDWARDS



## Tursdale, Durham DH6 5NU

- SUBSTANTIAL COUNTRY HOUSE
- DETACHED ANNEX BUILDING
- 3 BATHROOMS & CLOAKROOM/WC
- EXTENSIVE GROUNDS CLOSE TO 2 ACRES
- VERSATILE HOME
- OVER 35000 SQUARE FEET
- 5 BEDROOMS
- FABULOUS EXTENDED KITCHEN/BREAKFAST ROOM
- AMPLE PARKING

Offers In The Region Of £825,000



#### FULL DESCRIPTION

The Grange is a substantial detached family home extending to in excess of 3500 square feet and set within grounds extending to close to two acres or thereabouts. Additionally there is also a detached annex building, making this property an exceptional multi generational home.

Superbly appointed the property offers all the benefits of an individual country house with its own electric gated entrance and established tree lined boundary. The site would be perfect for any homeowner looking to extend the existing property and could provide a very versatile home that would be suitable for a wide variety of uses, subject to planning approval. The current owners have planning approval for a sun room over the patio area. Well maintained throughout the property provides a vast internal floor plan that could be very flexible with its configuration.

An entrance porch leads to the hallway, lounge, separate dining room with glass door leading to the fabulous kitchen/breakfast room which has recently been extended and provides an extensive range of modern kitchen units incorporating central island, integrated appliances and impressive skylight flooding the space with natural light. Off the kitchen is the boiler room, a useful second kitchen, separate laundry room and lobby area to a stylish cloakroom/wc. In addition to this there is a further living room and a ground floor bedroom with its own dressing room and en-suite shower room. Stairs from the hallway lead to the spacious first floor landing with loft access, large master bedroom with dressing room, 3 further double bedrooms, en-suite shower room and generous family bathroom with separate shower cubicle.

This established site is divided into various areas as well as offering ample off road parking. The detached annex with its own kitchenette, wc and shower room, provides a perfect living space for an elderly relative still looking to live independently or it coupled bed a suitable space for teenagers, a games room, family gym or home office, the list of opportunities are endless. There are also further outbuildings perfect for providing additional storage space.

The gardens are beautifully presented with mature plants, shrubs and trees. It has its own feature pond, vegetable plot and greenhouse for the keen gardener. Not only this there are various seating areas to enjoy the outside space and a children's play area with its own playhouse and decked area overlooking the nearby stream.

Just a short drive from the A1(M) Motorway Interchange which provides good road links to regional centres including Sunderland, Gateshead and Newcastle. The historical city of Durham lies approximately 4 miles away, with its cobbled streets and a range of local and regional retailers including supermarkets and a number of well regarded restaurants and bars. Durham City is well known for its high achieving private and state schools as well as the world renowned University.

This property provides everything a family could possibly want in a home. Viewings are strongly recommended.

#### ENTRANCE PORCH

With UPVC entrance door, ceramic tiled flooring and decorative stained glass double doors leading to the entrance hallway.

#### HALLWAY

Attractive column radiator, coved ceiling and staircase to the first floor landing.

#### LIVING ROOM

18'11" x 13'3"

Decorative coved ceiling with ceiling rose, bay window, double radiator and feature fireplace with inset fire.

#### LOUNGE

14'11" x 13'10"

Laminate flooring, decorative coved ceiling, radiator, two wall light points and recessed feature fireplace with inset multi fuel burner.

#### FAMILY ROOM

14'0" x 12'11"

Column radiator, feature fireplace with inset multi fuel burner and decorative coved ceiling.

#### DINING ROOM

17'3" x 9'10"

Porcelain tiled flooring, double radiator and UPVC double glass doors leading to the garden.

#### KITCHEN

24'2" x 14'2"

Extensive range of modern grey high gloss wall and floor units incorporating central island with seating, luxury granite worktops with upstands, matching splashback and inset sink and drainer unit with mixer tap. Integrated fridge/freezer, dishwasher, microwave, oven and gas hob with stainless steel extractor above. Double radiator, porcelain tiled flooring, large skylight, spot lighting and decorative led lighting running within a recess around the ceiling.

#### BOILER ROOM

With two gas combi boilers. One of which heats the ground floor and the other heats the first floor.

#### KITCHEN 2

10'0" x 9'4"

Range of wood wall and floor units with laminate worktops and inset sink and drainer unit with mixer tap. Range cooker with extractor above, tiled splashbacks and porcelain tiled flooring.

#### LAUNDRY ROOM

9'10" x 8'1"

Range floor units with laminate worktops and inset sink and drainer unit with mixer tap. Two Larder storage cupboards, plumbed for automatic washing machine and dryer, tiled splashbacks and porcelain tiled flooring.

#### LOBBY AREA

#### CLOAKROOM/WC

Close coupled wc, pedestal wash hand basin, ceramic tiled flooring and mosaic half tiled walls.

#### BEDROOM 5

13'10" x 12'11"

Decorative coved ceiling, double radiator and feature fireplace with inset fire.

#### DRESSING ROOM

#### EN-SUITE

Low level wc, vanity unit with inset wash hand basin, walk-in shower cubicle with glass screen, radiator, extractor fan and tiled walls and flooring.

#### FIRST FLOOR LANDING

#### MASTER BEDROOM

14'11" x 12'11"

Double radiator, decorative coved ceiling, cast iron feature fireplace and spot lighting.

#### DRESSING ROOM

Double radiator, coved ceiling and fitted sliding door wardrobe with mirrored fronts.

#### BEDROOM 2

13'10" x 13'3"

Decorative coved ceiling, double radiator, laminate flooring and a range of fitted bedroom furniture incorporating drawers and dressing table.

#### BEDROOM 3

12'9" x 11'3"

Double radiator, decorative coved ceiling and fitted sliding door wardrobe with mirrored fronts.

#### BEDROOM 4

14'9" x 10'0"

Two double radiators and a range of fitted sliding door wardrobes with mirrored fronts.

#### BATHROOM

Close coupled wc, pedestal wash hand basin, jacuzzi bath, separate shower cubicle with mains fed shower, spot lighting, extractor fan, chrome heated towel rail, decorative coved ceiling, tiled walls and flooring.

#### ANNEX

25'11" x 26'6"

#### SHOWER ROOM

#### SEPARATE WC





#### **FREEHOLD.**

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

#### **EPC.**

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2240-1963-7070-3302-4001>

#### **PROPERTY PORTALS.**

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.

#### **PROPERTY VIEWING.**

Contact Stuart Edwards Estate Agents for an appointment to view.

#### **FREE VALUATION.**

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

#### **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.

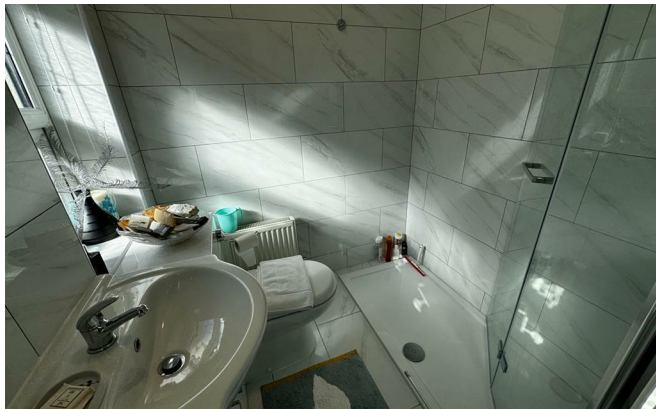
#### **THE PROPERTY OMBUDSMAN.**

Membership is held with The Property Ombudsman for sales and lettings.

#### **THANKS.**

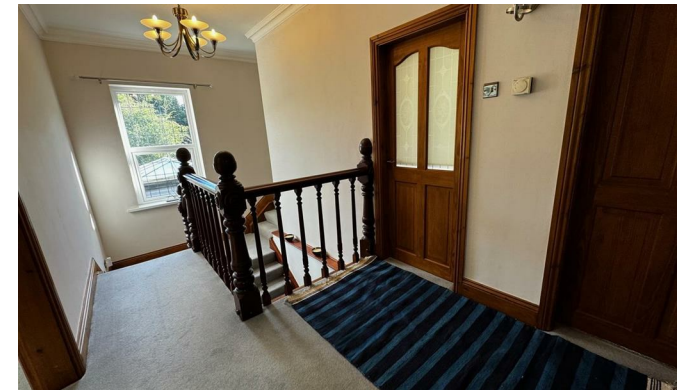
Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

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





**Council Tax Band: E**  
**EPC Rating: D**



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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.