

STUART EDWARDS



Cookes Wood

, Broompark DH7 7RL

- EXCLUSIVE DEVELOPMENT
- JUST 3 MILES FROM DURHAM CITY CENTRE
- 3 RECEPTION ROOMS
- CLOAKROOM/WC, SHOWER ROOM & BATHROOM
- GARDENS
- EXTENDED DETACHED HOUSE
- 5 BEDROOMS
- EXTENSIVE KITCHEN WITH UTILITY AREA
- DOUBLE DRIVEWAY & INTEGRAL GARAGE WITH EV CHARGING POINT
- EXTENSIVE PLOT

Asking Price £420,000





FULL DESCRIPTION

Extended large detached house, just 3 miles from Durham City Centre. Cookes Wood is a popular exclusive development amongst similar high calibre properties and is a perfect location for professional families .

The open entrance porch leads to a spacious entrance hallway, cloakroom/wc, lounge with an attractive recessed feature fireplace creating a real focal point to the room. Double doors lead through to the dining area providing enough space for a large family dining table and opening onto the extensively fitted kitchen and useful utility room. In addition there is a further large reception room currently used as a children's playroom and enjoys patio doors overlooking the garden.

Stairs from the hallway lead to the first floor landing, master bedroom with a range of fitted wardrobes and en-suite shower room, study room opening onto the second bedroom, a further two bedrooms and full family bathroom suite with shower.

Externally a double block paved driveway leads to the integral garage and front garden with laid lawn. The rear garden is enclosed with a paved patio and decked terraced area.

Gas central heating via a combi boiler and radiators to all rooms and UPVC double glazing throughout.

This is a quality family home in an exceptional location, sure to prove extremely popular amongst buyers. Early viewings are strongly recommended to avoid disappointment.

AREA INFORMATION

Broompark is a village and civil parish in County Durham in England. It is situated approximately 3 miles west of Durham, and a short distance to the north of Ushaw Moor. There are typical village facilities that include a co-op supermarket, primary school, children's nurse, health and leisure facilities as well as excellent road access and bus service into the historic cathedral city of Durham. The A167 also lies, a short drive away providing good road links to both the North and South of the region. Locally there are also public footpaths and bridle ways from which to enjoy the surrounding countryside.

OPEN ENTRANCE PORCH

With canopy above, outside wall light and UPVC entrance door leading to the hallway.

HALLWAY

Spacious entrance hallway with laminate flooring, radiator, coved ceiling and stairs with under stair storage cupboard leading to the first floor landing.

CLOAKROOM/WC

Fully ceramic tiled walls and flooring, white close coupled wc, pedestal wash hand basin, radiator and spot lighting.

LOUNGE

13'1" x 9'10"

Recessed feature fireplace with inset multi fuel burned, decorative wood beam above and stone tiled hearth, two radiators and coved ceiling.

DINING ROOM

13'1" x 9'10"

Space for a large dining table, radiator, spot lighting and laminate flooring opening onto the kitchen.

FAMILY/PLAYROOM

14'7" x 14'2"

Laminate flooring, radiator, coved ceiling and UPVC double glazed door providing access to the rear garden.

KITCHEN

11'6" x 9'10"

Extensive range of wall and floor units, incorporating breakfast bar with solid wood worktops and inset composite sink and drainer unit with mixer tap. Integrated fan assisted oven, four ring gas hob with extractor above and microwave. Tiled splashbacks and laminate flooring.

UTILITY ROOM

Range of wall and floor units with contrasting black laminate worktop and inset circular bowl sink unit with mixer tap. Plumbed for washer and drier, laminate flooring, tiled splashback,, interior door to integral garage and UPVC glazed rear entrance door.

FIRST FLOOR LANDING

MASTER BEDROOM

17'8" x 13'1"

Range of fitted wardrobes, radiator and coved ceiling.

EN-SUITE SHOWER ROOM

White suite with close coupled wc, vanity unit with inset wash hand basin, corner shower cubicle, fully tiled walls and flooring, radiator, spot lighting and extractor fan.

STUDY

11'10" x 9'1"

Currently used as a study room with radiator and coved ceiling. This space would also make an excellent dressing room area as it leads through to the second bedroom.

BEDROOM 2

14'7" x 14'2"

Radiator and coved ceiling.

BEDROOM 3

13'8" x 8'4"

Radiator and coved ceiling.

BEDROOM 4

8'7" x 8'6"

Radiator and coved ceiling.

FAMILY BATHROOM

White suite comprising: close coupled wc, pedestal wash hand basin, panel bath with mains fed shower over, storage cupboard, fully tiled walls and flooring, laminate ceiling with inset spot lighting and radiator.

GARAGE & BLOCK PAVED DRIVEWAY

Double block paved driveway leading to single integral garage with up and over door and exterior EV charging point.

GARDENS

Laid lawn to the front whilst the rear garden is enclosed with fenced boundaries, paved patio area, laid lawn with mature borders and raised decking area.

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0998-6019-7255-3435-2940>

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.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

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.

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!

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.

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.

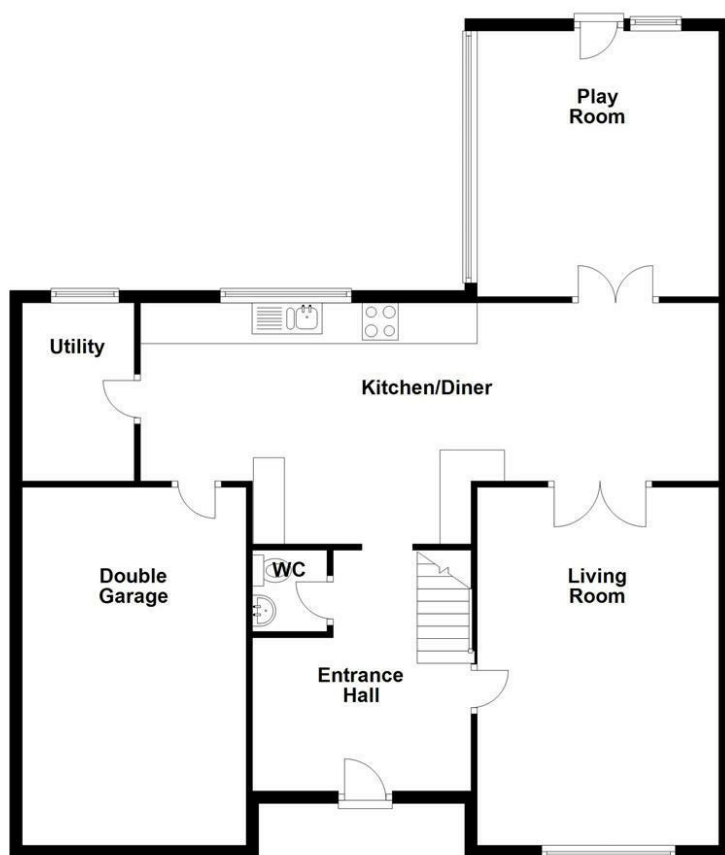
Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: E
EPC Rating: D

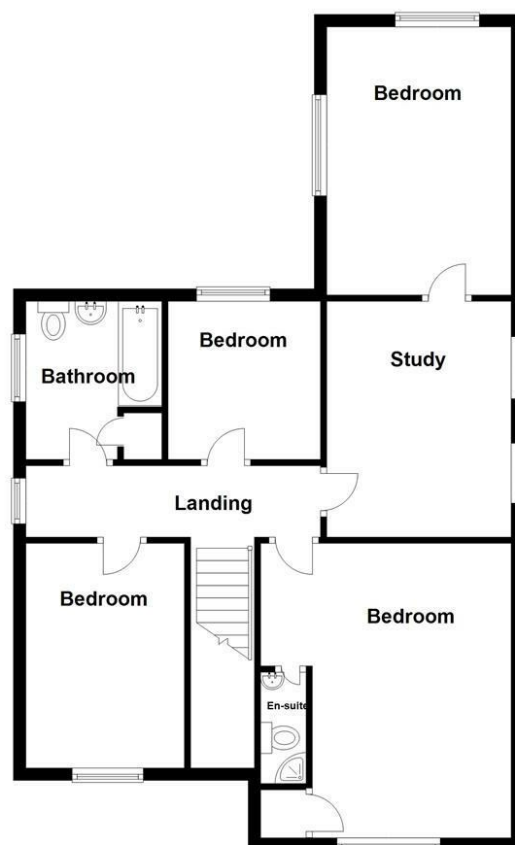


Ground Floor
Approx. 88.0 sq. metres (947.7 sq. feet)



Total area: approx. 164.2 sq. metres (1767.9 sq. feet)

First Floor
Approx. 76.2 sq. metres (820.2 sq. feet)



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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.