



, Iveston DH8 7BP

- BESPOKE NEW BUILD HOME
  - 3 BEDROOMS
  - LOUNGE
- GARAGE & BLOCK PAVED DRIVEWAY
  - ENERGY EFFICIENT
- MAGNIFICANT PANORAMIC VIEWS
  - OPEN PLAN KITCHEN/DINER
  - 2 EN-SUITE & BATHROOM
- SOUTH-FACING REAR GARDEN
- 10 YEAR BUILDER GUARANTEE

£375,000

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

**FULL DESCRIPTION**

An impressive, bespoke semi detached house situated in an idyllic semi-rural location surrounded by open countryside. Fitted to a high-specification the internal living accommodation comprises, entrance hallway, cloakroom/WC, 22ft lounge with herringbone patterned flooring and a fabulous open plan Kitchen/living space with a glazed corner façade, with bi-folding doors which open onto the garden, helping to flood the room with an excellent degree of natural light and creating a real focal point to the home. A solid oak and smoked glass feature staircase from the hallway leads to the first floor landing with Velux window. The master bedroom suite enjoys elevated views of the stunning surroundings and boasts a dressing area and stylish en-suite. The second bedroom also has the benefit of a en-suite and double glazed sliding doors with Juliet balcony. Additionally there's a third bedroom and contemporary family bathroom suite. Externally to the front there's a block paved driveway leading to an integral garage. The rear garden is south facing and enjoys views over the surrounding fields. The property comes with a 10-year Builder's Guarantee and is energy efficient, equipped with and air-source heat pump and underfloor heating to the ground floor. This is a top calibre property in a picturesque and highly regarded location. Viewings are essential.

**ENTRANCE**

Front entrance door leading to hallway with ceramic tiled flooring and solid oak balustrade with smoke glass panels to the first floor.

**CLOAKROOM/WC**

2'11" x 5'2"  
Close coupled wc, vanity unit with inset was hand basin, ceramic tiled flooring and wooden double glazed sash window to the side aspect of the property.

**SITTING ROOM**

12'5" x 22'11"  
With wooden double glazed sash window overlooking the front aspect of the property and having herringbone patterned LVT flooring.

**OPEN PLAN KITCHEN/LIVING SPACE**

16'0" x 8'10"  
Extensive range of shaker style wall and floor units incorporating breakfast bar and having solid wood worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated stainless steel oven with ceramic hob, spot lighting and ceramic tiled flooring.

**LIVING SPACE**

12'7" x 23'1"  
A fantastic open space leading off the kitchen, perfect for family entertaining. LVT flooring, double radiator a corner glazed façade creating a real focal point to the room and helping to flood it with a good degree of natural light.

**FIRST FLOOR LANDING**

LVT flooring, spot lighting, double radiator and Velux window.

**MASTER BEDROOM**

11'1" x 12'5"  
A fabulous master bedroom with LVT flooring, double radiator and glazed corner façade enjoying the magnificent surrounding views.

**DRESSING ROOM**

7'8" x 7'4"

**MASTER EN-SUITE**

4'3" x 7'2"  
Close couple wc, vanity unit with inset wash hand basin, walk-in shower cubicle with mains fed shower, ceramic tiled flooring, décor panelled walls and chrome heated towel rail.

**BEDROOM 2**

9'2" x 16'8"  
With balcony style UPVC double glazed window enjoying the surrounding views.



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.