

STUART EDWARDS



St. Josephs Close , Durham DH1 2JA

- EXTENDED DETACHED BUNGALOW
 - A HOME READY TO MOVE INTO
- SPACIOUS LOUNGE WITH MEDIA WALL
- LUXURY BATHROOM AND CLOAKROOM/WC
 - ENCLOSED REAR GARDEN
- RENOVATED TO THE HIGHEST OF STANDARDS
 - 5 DOUBLE BEDROOMS
- EXTENSIVE KITCHEN WITH SOME APPLIANCES & UTILITY ROOM
- GARAGE & LARGE DRIVEWAY
- 1 MILE FROM DURHAM CITY

Offers In The Region Of £385,000





FULL DESCRIPTION

Extended detached bungalow, extensively re-constructed and renovated to the highest of standards 2 years ago.

Beautifully presented, with no expense spared, the current owners have created a home ready to move into. Accessed via a composite entrance door to the spacious hallway with doors leading to the fitted kitchen with luxury granite worktops, integrated appliances and a useful utility room. The lounge is an impressive space with a stylish media wall and bi-folding doors overlooking the rear garden helping to flood the room with a good degree of natural light. Additionally there is a ground floor bedroom currently used as a children's playroom and a cloakroom/wc.

Stairs from the hallway lead to a generous gallery style landing, 4 double bedrooms and a fabulous luxury bathroom with freestanding bath, large separate walk-in shower and magnificent wall tiling.

Externally a large driveway to the front leads to an attached garage. Whilst to the rear there's an enclosed garden with raised decked area, laid lawn and patio. The property benefits from gas central heating via a combi boiler, new roof, new electrics and and new UPVC double glazing throughout.

This individually designed property provides immaculate living accommodation, in a fantastic and convenient location.

Situated just 1 mile from Durham City Centre, this is an opportunity not to be missed!

Internal inspection is essential.

AREA INFORMATION

St Josephs Close is a quiet cul-de-sac, conveniently located approximately one mile from Durham City Centre.

Local primary schools include Gilesgate, Laurel Avenue, St Hilds and St Joseph's (Roman Catholic). The newly constructed Belmont Campus provides nursery, primary and secondary school education and is within a mile from Gilesgate.

Within Gilesgate itself, there are a wide range of amenities including: doctor's surgery, dentist, veterinary surgeries, supermarkets and some large well-known shopping stores.

Also within easy reach of excellent bus routes.

The A1(M) motorway and A680 dual carriageway is also a short distance away, providing good road links throughout the region.

Durham City its self 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. Not only this Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University.

ENTRANCE HALLWAY

Composite entrance door leading to a spacious hallway with staircase to the first floor.

KITCHEN

21'5" x 9'8"

Range of shaker style wall and floor units with luxury granite worktops, matching upstands, splashback and inset one and a half bowl single drainer sink unit. Integrated fridge, freezer, dishwasher, microwave and double oven and hob with extractor. Contemporary black vertical radiator, spot lighting and herringbone patterned flooring.

UTILITY ROOM

6'2" x 5'1"

Shaker style larder cupboard, double wall cupboard, luxury granite worktop with matching upstands, herringbone patterned flooring and space for washing machines and dryer.

CLOAKROOM/WC

Vanity storage unit incorporating wc and inset wash hand basin with mixer tap. Chrome heated towel rail and herringbone patterned flooring.

LOUNGE

20'8" x 18'4"

Stylish media wall incorporating shelving, spot lighting and electric feature fire. Two double radiators, herringbone patterned flooring and bi-folding doors enjoying views over the rear garden, helping to flood the room with an abundance of natural light.



BEDROOM 5/PLAYROOM

10'7" x 9'6"

With double radiator and currently used as a playroom.

FIRST FLOOR GALLERY STYLE LANDING

With access to the loft space via a loft ladder.

BEDROOM 1

21'5" x 12'9"

Two double radiators and two UPVC double glazed windows facing the front aspect of the property.

BEDROOM 2

10'7" x 12'1"

Double radiator and UPVC double glazed window facing the side aspect of the property.

BEDROOM 3

10'4" x 12'1"

Double radiator and UPVC double glazed window facing the side aspect of the property.

BEDROOM 4

6'11" x 15'3"

Double radiator and UPVC double glazed window facing the side aspect of the property.

FAMILY BATHROOM

Luxury white suite comprising, low level wc, wall hung

vanity storage unit with inset wash hand basin, freestanding bath, large walk-in shower cubicle, fabulous feature tiled walls and double radiator.

ATTACHED GARAGE

With double access doors, power, lighting and housing a gas combi boiler.

LARGE DRIVEWAY

Situated at the front of the property to provide off road parking.

REAR GARDEN

Enclosed rear garden with raised decking area, laid lawn and block paved patio.

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-](https://find-energy-certificate.service.gov.uk/energy-certificate/9390-2954-4190-2909-3001)

[certificate.service.gov.uk/energy-certificate/9390-2954-4190-2909-3001](https://find-energy-certificate.service.gov.uk/energy-certificate/9390-2954-4190-2909-3001)

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 buying 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.

I 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 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.

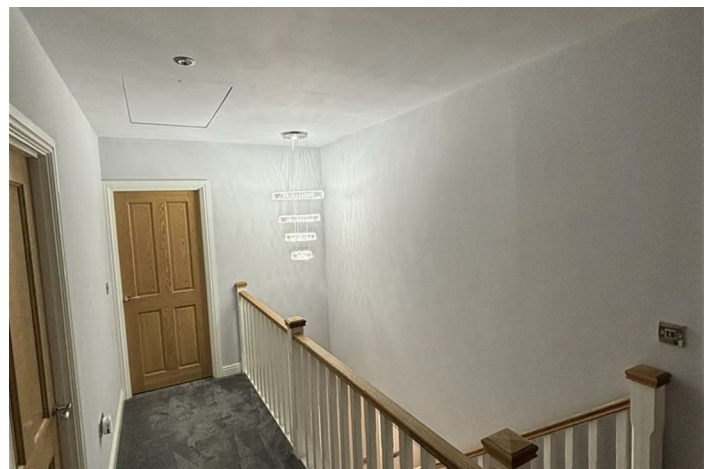
PROPERTY OMBUDSMAN.

Disputes are held with The Property Ombudsman for sales and lettings.

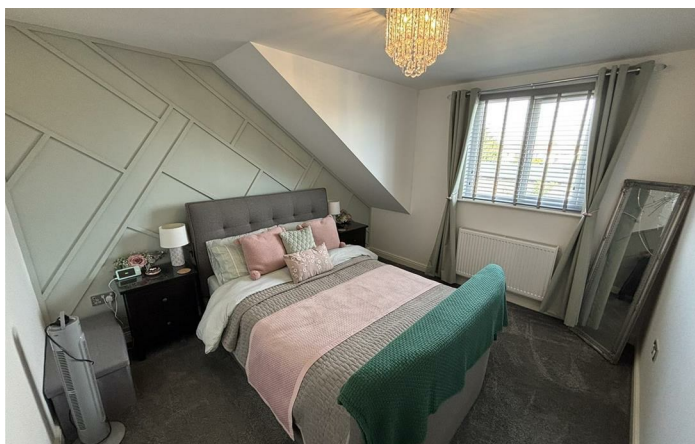
LINKS.

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

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



Council Tax Band: C
EPC Rating: D



Floor 0



Floor 1

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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.