

**STUART
EDWARDS**



Meadowfield

, Burnhope DH7 0EJ

- MODERN DETACHED HOUSE
- SURROUNDING COUNTRYSIDE VIEWS
- LOUNGE & DINING ROOM
- GARAGE AND LARGE DRIVEWAY
- SEMI RURAL VILLAGE
- SUPERB CUL-DE-SAC POSITION
- 4 BEDROOMS
- CLOAKROOM/WC, SHOWER ROOM & BATHROOM
- GENEROUS REAR GARDEN

Asking Price £225,000

Council Tax Band: C
EPC Rating: C

FULL DESCRIPTION

Superbly positioned detached house at the head of a cul-de-sac, on one of the best sites within this development.

Accessed via a composite entrance door to the hallway, cloakroom wc, lounge with UPVC double glazed patio doors overlooking the rear garden, separate dining room and fitted kitchen with integrated oven and hob and space for a breakfast table.

Stairs from the hallway lead to the first floor landing, master bedroom with en-suite shower room, a further 3 bedrooms and family bathroom.

Externally a large driveway providing off road parking for three cars leads to an integral single garage,

There's an enclosed generous rear garden with laid lawn and patio area.

Benefiting from gas central heating via a combi boiler and UPVC double glazing throughout.

Burnhope is a semi-rural village with its own primary school, doctors surgery and various other businesses. Durham City Centre lies approximately 6.5 miles from Durham City Centre and Stanley Town Centre is approximately 4 miles away, both offering a wide range of amenities. The picturesque Village of Lanchester lies approximately one mile away with its own village pub, various shops, garden centre and a restaurant. The A68 is approximately 7 miles to the west and the A1(M) is approximately 8 miles to the east of the property.

This is a modern family home enjoying excellent surrounding countryside view.

Viewings are strongly recommended.

ENTRANCE HALLWAY

Composite entrance door leading to hallway with radiator, stairs to the first floor landing and internal door leading to the integral garage.

CLOAKROOM/WC

Close coupled wc wash hand basin with tiled splashback, laminate flooring, radiator and extractor fan.

LOUNGE

Double radiator and UPVC double glazed patio doors providing access to the rear garden

DINING ROOM

Radiator and built-in storage cupboard.

KITCHEN

Range of wall and floor units with laminate worktops and inset stainless steel sink unit with mixer tap. Integrated oven with gas hob and extractor above. Plumbed for automatic washing machine, double radiator, laminate flooring, space for a breakfast table and UPVC rear entrance door.

FIRST FLOOR LANDING

Spacious landing with radiator and all rooms leading off.

MASTER BEDROOM

Radiator and UPVC double glazed window enjoying the superb surrounding views.

EN-SUITE SHOWER ROOM

Close coupled wc, pedestal wash hand basin with tiled splashback, shower cubicle with electric shower and radiator.

BEDROOM 2

Radiator and UPVC double glazed window enjoying the superb surrounding views.

BEDROOM 3

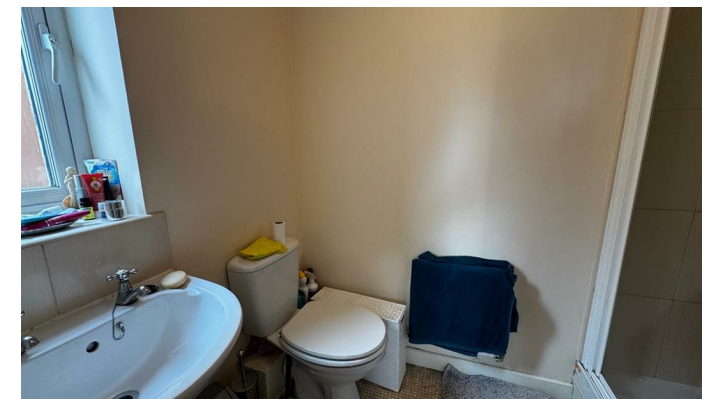
Radiator.

BEDROOM 4

Radiator.

FAMILY BATHROOM

Close coupled wc, pedestal wash hand basin, panel bath, tiled splashbacks, radiator and extractor fan.



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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.