

STUART EDWARDS



Farnham Road

Newton Hall, Durham DH1 5LN

- SPACIOUS SEMI DETACHED HOUSE
 - EXTENSIVE KITCHEN
 - EN-SUITE & FAMILY BATHROOM
 - OPEN VIEWS TO THE SIDE
 - GAS CH VIA COMBI BOILER
- 4 BEDROOMS
- 3 RECEPTION ROOMS
- 2 MILES FROM DURHAM CITY
- PROFESSIONALLY EXTENDED
- GARDENS FRONT-SIDE & REAR

£199,950



Council Tax Band: A
EPC Rating:

FULL DESCRIPTION

Professionally extended four-bedroom end-link house, situated in a highly desirable area of Newton Hall. This property provides a generous family living space spread over two floors, perfect for both relaxation and entertainment. Tastefully decorated throughout, making it the ideal blank canvas for the next owners to make their own.

Upon entering, you are welcomed into a spacious hallway leading to the lounge with feature bow window, dining room and further reception room used as a sitting room which has access into the rear garden, providing a seamless transition between indoor and outdoor living. This room is ideal for use as a family room or a more informal sitting area.

The well-equipped kitchen is located just off the sitting room and features modern wall and floor units, range cooker, and plenty of counter space for cooking and meal preparation. It offers a perfect space for family meals and is designed for ease and convenience. It also enjoys a breakfast room with double glazed patio doors overlooking the garden.

On the first floor, the property boasts four generously sized bedrooms, all offering ample space for a range of furniture and personal items. The master bedroom is spacious and offers fantastic natural light, making it a peaceful retreat and has the benefit of an en-suite shower room. The further three bedrooms are equally well-proportioned, providing plenty of room for family members or guests.

The family bathroom has been tastefully updated with modern fittings and fixtures, offering a stylish and functional space with a bath, shower, and contemporary features.

Externally there are gardens to the front side and rear of the property with open views to the side, laid lawns, decked patio area and two timber storage sheds.

Benefiting from gas central heating via a combi boiler installed approximately 2 years ago, boarded out loft space for storage and UPVC double glazing throughout.

Situated in the highly sought-after area of Farnham Road, this property is within easy reach of Durham City Centre, which offers a wide range of shops, restaurants, and cultural landmarks. The location is ideal for those looking for easy access to reputable schools, universities, and excellent transport links, making it perfect for families, professionals, and students alike. The quiet residential area provides a peaceful retreat while being close to all necessary amenities.

The property offers a wonderful opportunity for a variety of buyers looking for a spacious home, just 2 miles from Durham City Centre. To arrange a viewing or for more information, please contact Stuart Edwards Estate Agents.

Don't miss out on this fantastic opportunity, schedule a viewing today!

ENTRANCE

UPVC entrance door with side panels leading to the hallway with radiator in cabinet and stairs with under stair storage cupboard leading to the first floor landing.

LOUNGE

Feature bow window, double radiator and shelved alcoves.

KITCHEN

Extensive range of wall and floor units with laminate worktops and inset sink unit. Range cooker with 8 burner hob and extractor canopy. Plumbed for automatic washing machine and dishwasher, storage cupboard and double radiator.

BREAKFAST ROOM

Double radiator and two sets of UPVC double glazed patio doors leading to the garden.

DINING ROOM

Double radiator.

SITTING ROOM

Wall mounted electric fire.

FIRST FLOOR LANDING

Double radiator, range of fitted wardrobes and access to the boarded out loft space for storage with lighting via a drop down ladder.

BEDROOM 1

Radiator and two triple wardrobes.

EN-SUITE

White suite comprising, close coupled wc, wash hand basin, panel bath, separate shower cubicle, laminate flooring, feature tiling and heated towel rail.

BEDROOM 2

Radiator.



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.

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