

STUART EDWARDS



Broompark, Durham DH7 7QS

- BEAUTIFULLY REFUBISHED BARN CONVERSION
- 2 LARGE BEAUTIFULLY PRESENTED BEDROOMS
 - NEW LUXURY KITCHEN
- GARAGE & OFF ROAD COUTYARD PARKING
 - WORCESTER COMBI BOILER
- ARCHITECTURAL FEATURES
- FABULOUS LOUNGE - DINING ROOM
- STYLISH BATHROOM & SHOWER ROOM
 - ENCLOSED WALLED GARDEN
 - 3 MILES FROM DURHAM CITY

Offers In The Region Of £395,000

Council Tax Band: D EPC Rating: D

FULL DESCRIPTION

An exceptional barn conversion situated on a small exclusive development, just 3 miles From Durham City Centre.

Having undergone a full refurbishment program the property provides top quality living accommodation, in ready to move into condition. Boasting exposed beam ceilings, stone feature wall and fabulous arched head windows, these architectural features provide a lot of character and charm to this home.

Accessed via a composite entrance door to an inviting lobby area with door to a stunning open plan lounge/dining area This room creates a real wow factor to the home, flooded with a good degree of natural light via the large arched head windows yet has a cosy feel with recessed feature fireplace and wood burning stove. The kitchen is newly fitted with tasteful shaker style wall and floor units, Belfast sink , luxury quartz worktops and door to a cloakroom/wc.

A large open central staircase leads to the gallery landing with exposed stone wall, master bedroom with ensuite, a further double bedroom and stylish bathroom.

Externally the property is positioned within a courtyard setting with an allocated off road parking space, single garage and pleasant enclosed walled garden providing a good degree of privacy with paved patio, laid lawn and planted borders.

The current owner has created a warm, stylish and welcoming environment ideal for both refined living and sophisticated entertaining, internal inspection is essential to appreciate.

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 nursey, 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.

ENTRANCE LOBBY

Composite entrance door leading to lobby with hermetically sealed double glazed windows, Karndean flooring and column radiator.

LOUNGE

17'8 x 15'8

Recessed feature fireplace with marble hearth and inset wood burner, Karndean flooring, coved ceiling, spot lighting large column radiator and fabulous hermetically sealed arched head double glazed windows.

DINING ROOM

12'4 x 16'1

Karndean flooring, coved ceiling, spot lighting column radiator, fabulous hermetically sealed arched head double glazed windows, exposed stone wall and open staircase with under stair storage cupboard leading to the first floor landing.

KITCHEN

12'2 x 9'7

Newly installed range of shaker style wall and floor units incorporating built-in coffee bar cabinet, luxury quartz worktops, upstands and inset Belfast sink with mixer tap. Stainless steel electric range cooker with induction hob and matching stainless steel extractor hood above, integrated microwave, Karndean flooring, hermetically sealed double glazed window and white column radiator.

CLOAKROOM/WC

Whit suite comprising: close coupled wc, vanity unit storage unit with inset wash hand basin and mixer tap, attractive half timed walls, hermetically sealed double glazed side window, Karndean flooring and radiator.

GALLERY LANDING

Spacious gallery landing with high ceiling, exposed beamed ceiling, spot lighting, exposed stone feature wall, two hermetically sealed double glazed windows and column radiator.

MASTER BEDROOM

17'5 x 16'02

Fabulous master bedroom with high ceiling, exposed beams, spot lighting, column radiator and two hermetically sealed double glazed windows.

EN-SUITE

Contemporary suite comprising: WC, wall hung vanity storage unit with countertop wash hand basin, mixer tap and LED mirror above, panel bath with mains fed shoer glass screen and tiled storage shelf, stylish tiled splashbacks, laminate flooring, chrome heated towel rail and hermetically sealed double glazed window.

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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.

