

# STUART EDWARDS



## Chapel Lane

Haswell, Durham DH6 2ET

- MODERN DETACHED HOUSE
- 2 RECEPTION ROOMS
- UTILITY ROOM & CLOAKROOM/WC
- BLOCK PAVED DRIVEWAY & DETACHED GARAGE
- NO ONWARD CHAIN
- 4 DOUBLE BEDROOMS
- MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES
- STYLISH SHOWER ROOM & FAMILY BATHROOM
- WALED GARDENS

Offers In The Region Of £299,950

**Council Tax Band: E****EPC Rating:****FULL DESCRIPTION**

Superbly appointed modern detached house providing spacious family living accommodation.

Available with early vacant possession and no onward chain the property comprises: open entrance porch with composite entrance door leading to the lounge opening onto the extensively fitted kitchen/breakfast room with central island, integrated appliances and UPVC double glazed French doors accessing the rear garden. There is an additional reception room suitable for a variety of uses, utility room, cloakroom/wc and side entrance.

An open staircase from the lounge leads to the first floor landing with storage cupboard, master bedroom with large walk-in wardrobe and stylish en-suite shower room. A further 3 double bedrooms and modern family bathroom with bath and separate shower cubicle.

Externally there's a block paved driveway providing off road parking and double detached garage. Gardens to the front and rear with laid lawn, paved patio area and walled boundaries.

Gas central heating with radiators to all rooms and UPVC double glazing throughout.

Haswell is situated approximately 7 miles from Durham City Centre, good road links for commuting throughout the region are within easy reach

A home ready to move into, viewings are recommended.

**OPEN ENTRANCE PORCH****SECURITY ENTRANCE DOOR****LOUNGE**

19'0 x 16'4

Radiator in cabinet and open staircase with under stair storage cupboard leading to the first floor landing.

**RECEPTION ROOM**

19'0 x 8'6

Radiator in cabinet, and panelled feature wall.

**KITCHEN/DINING ROOM**

19'10 x 18'0

Extensive range of shaker style wall and floor units incorporating glass display cabinets, central island and laminate worktops with mixer tap. Integrated double oven, ceramic hob, stainless steel extractor hood, dishwasher and fridge/freezer. Tiled splashbacks, high gloss tiled flooring, large double radiator, spot lighting, space for a dining table and UPVC double glazed French doors providing access to the paved patio area and garden.

**UTILITY ROOM**

13'2 x 5'2

Range of floor cupboards with laminate worktops and inset stainless steel sink unit. High gloss tiled flooring and extractor fan.

**CLOAKROOM/WC**

Close coupled wc, pedestal wash hand basin, double radiator and high gloss tiled flooring.

**SIDE ENTRANCE**

With high gloss tiled flooring.

**FIRST FLOOR LANDING**

Storage cupboard.

**MASTER BEDROOM**

14'10 x 10'0

Panelled feature wall, spot lighting, double radiator and large walk-in wardrobe.

**EN-SUITE**

Close coupled wc, wall hung wash hand basin, walk-in shower cubicle with mains fed shower and glass screen, fully tiled walls and flooring and extractor fan.



1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

0191 3848440  
[enquiries@stuardedwards.com](mailto:enquiries@stuardedwards.com)  
[www.stuardedwards.com](http://www.stuardedwards.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.