

**STUART
EDWARDS**



Finchale Avenue

Brasside, Durham DH1 5SD

- Detached Dormer Bungalow
 - 4 Bedrooms
- Extensive Stylish Kitchen
 - Block Paved Driveway
- Solar Panels, Under Floor Heating
- Top Quality Specification
- Lounge & Family Room
 - Luxury Bathrooms
- Low Maintenance Garden
- A VERY RARE EPC A RATED HOME.

£420,000



Council Tax Band: D
EPC Rating: A

FULL DESCRIPTION

Beautifully presented detached bungalow presented to the highest of standards with top quality fixtures and fittings throughout. A VERY RARE EPC A RATED HOME.

From the moment you enter the high specification of this well planned family living space is immediately evident.

The accommodation briefly comprises; Composite entrance door leading to porch, spacious hallway with storage cupboard, luxury wet room, lounge, extensively fitted stylish kitchen with opening to family room with bi-folding doors and bedroom with ensuite shower room.

To the first floor; spacious landing, large master bedroom with walk-in wardrobe and luxury en-suite bathroom, two further bedrooms and separate cloakroom/wc.

To the second floor there's a 29ft attic room with eaves storage and three Velux windows.

Externally there's a large block paved driveway to the front. Whilst the rear garden is fully paved with a large brick built storage shed and pool room.

Benefiting from luxury under floor heating throughout the ground floor, triple glazed windows to the front, solar panels owned outright with a £900 per annum return, gas central heating and double glazing. Truly a credit to its current owner, internal inspection is essential.

AREA INFORMATION

Situated approximately 3 miles north of Durham City, the highly sought after area of Brasside will meet the needs of the most discriminating purchasers in terms of location.

Brasside is close to a good children's nursery, primary, secondary school and local shops. The University hospital of North Durham and Arnison Centre Retail Park also lie within close proximity.

Durham City is delightful with its cobbled streets and a range of local and regional retailers as well as a number of well regarded restaurants and bars. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching backdrop 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.

Also the A690 and A167 lie a short distance away providing good links to both the A1 and A19 for easy commuting throughout the region.

ENTRANCE HALLWAY

Composite entrance door to porch leading to hallway with built-in storage cupboard, radiator and stairs to the first floor.

LOUNGE

14'9" x 15'1"

Triple glazed window, wood flooring with luxury under floor heating, coved ceiling and wall mounted electric fire.

LUXURY WET ROOM

7'10" x 9'6"

Wall hung bidet/wc, vanity unit with inset wash hand basin with mixer tap, panel bath, step-in shower cubicle with glass screen and mains fed shower, stylish heated towel rail, décor clad walls, floor and ceiling with spot lighting, extractor fan and Bluetooth speaker.

KITCHEN

12'6" x 16'5"

Extensive range of contemporary wall and floor units with contrasting Staron worktops and matching upstands, inset undermount sink and drainer with boiling water tap. Two built-in ovens, luxury induction hob with extractor hood over, integrated dishwasher and automatic washing machine. LVT wood flooring with under floor heating, spot lighting and coved ceiling.

Opening leading to;

FAMILY ROOM

19'8" x 15'5"

Luxury under floor heating, decorative coved ceiling and double glazed bi-fold doors leading to the rear garden.

BEDROOM 2

12'10" x 9'10"

Decorative coved ceiling and luxury under floor heating.

EN-SUITE

7'10" x 5'11"

Fully tiled with low level wc, pedestal wash hand basin, corner shower cubicle with mains fed shower, heated towel rail and extractor fan.

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

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.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.

