



South Street, West Rainton, DH4 6PD  
4 Bed - Cottage - Terraced  
Offers Over £325,000

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## South Street West Rainton, DH4 6PD

**MUST BE VIEWED \*\* NO UPPER CHAIN \*\* VERY COMPETITIVE PRICE - REDUCED BY £50,000 \*\* STUNNING COTTAGE STYLE HOME \*\* VILLAGE SETTING \*\* SOUTH FACING REAR GARDEN WITH PARKING & GARAGE \*\***

A magnificent, delightful, and modern-style cottage residence situated in an idyllic village just beyond the borders of Durham City. Garden House can be found on South Street within the sought-after village of West Rainton, offering capacious family-oriented living spaces that seamlessly blend contemporary elegance with the enduring grace of its original features.

Presented without any chain and having recently undergone some renovation, we highly recommend conducting an internal inspection to truly appreciate the size and quality of this property.

Upon entering, you step into an inviting entrance vestibule that grants access to a spacious living area featuring wood flooring. The room is well-lit with ceiling downlights and opens up through double doors into a delightful and exquisite refitted living kitchen and dining area. This fabulous space has french doors opening to the rear garden and patio area. A convenient utility area and a downstairs cloaks/WC are also accessible from this central space. Additionally, there's an extra reception area or snug which has stairs leading to the first floor. The first floor boasts four generously sized bedrooms, with the master bedroom having a charming en-suite shower room/WC. For added luxury, there is a sumptuous family bathroom/WC, which features a separate shower cubicle.

The front of the property enjoys a scenic view of the village green, while the back features a spacious and secluded garden with ample lawn space, charming patio areas, gated entry, and enough parking space for multiple vehicles. This garden leads to the double detached garage. An additional perk is its southern orientation, making it a potential sun-soaked haven during the summer months.























## GROUND FLOOR

### Entrance Vestibule

### Living Room

28'9 x 17'9 (8.76m x 5.41m)

### Snug

17'2 x 11'8 (5.23m x 3.56m)

### Open Plan Living Kitchen Dining Room

37'9 x 9'8 (11.51m x 2.95m)

### Utility Room

### WC

## FIRST FLOOR

### Master Bedroom

18'3 x 15'5 (5.56m x 4.70m)

### En-Suite Shower Room/WC

### Bedroom

16'0 x 12'2 (4.88m x 3.71m)

### Bedroom

15'3 x 11'7 (4.65m x 3.53m)

### Bedroom

12'8 x 9'5 (3.86m x 2.87m)

### Family Bathroom/WC

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 2 Mbps, Superfast 132 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2265.98 pa

Energy Rating: C

The back lane entrance to the property has a right of access passage and is maintained by the local council. Neighbouring property have right of passage for access, bins etc.

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robnsons cannot accept liability for any information provided.



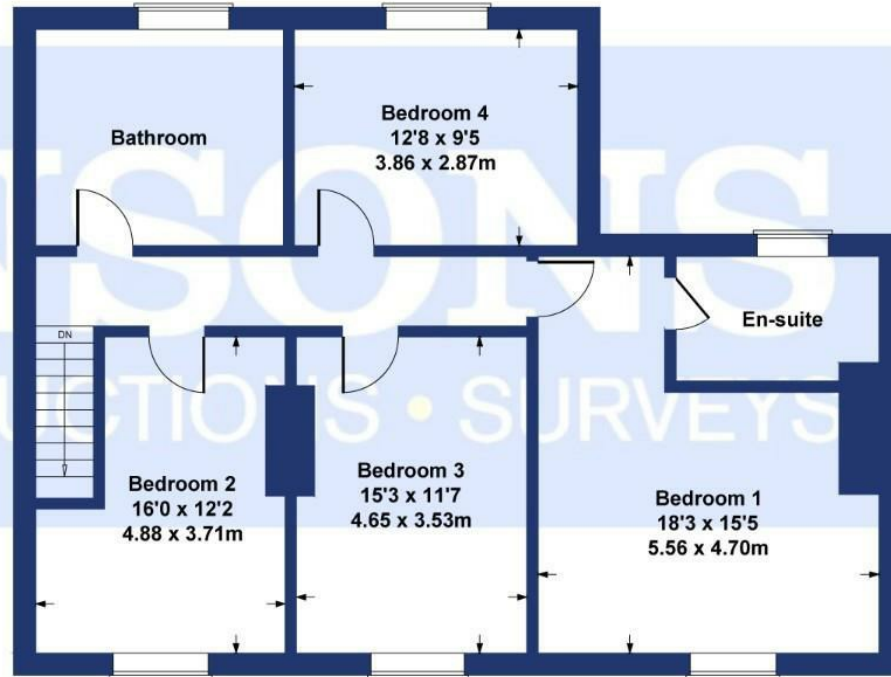
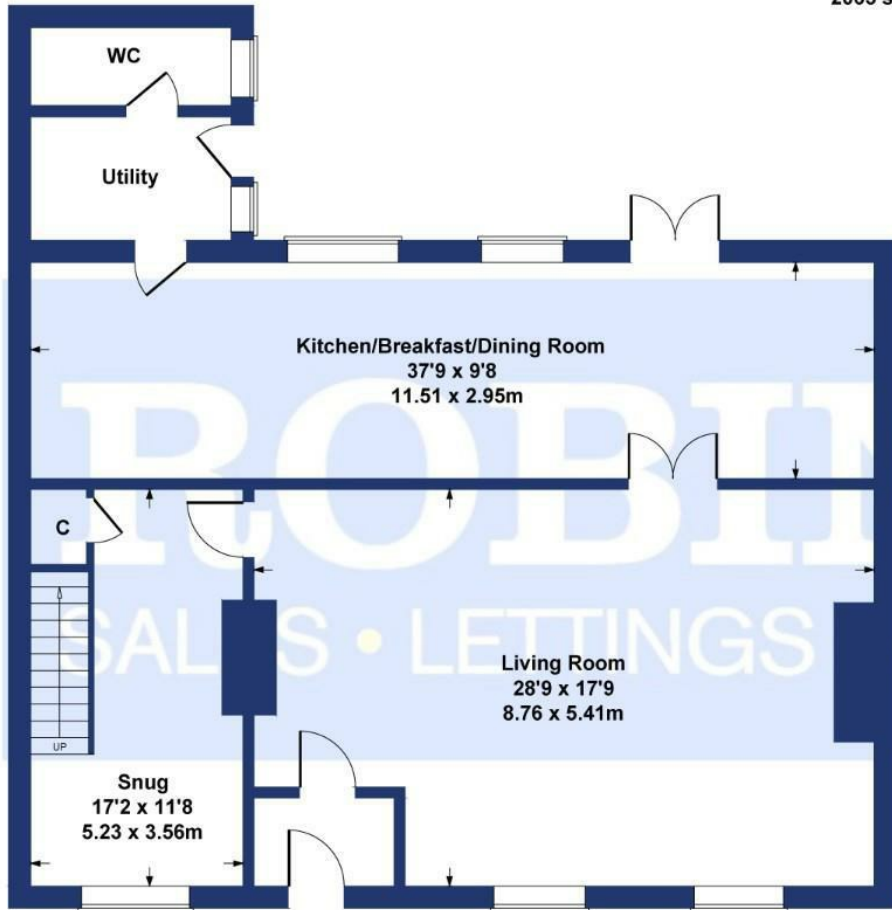




# Garden House

Approximate Gross Internal Area  
2065 sq ft - 192 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(29-34) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**GROUND FLOOR**

**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.





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