



Grant Close, Ushaw Moor, DH7 7RQ
4 Bed - House - Detached
Offers Over £235,000

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Grant Close

Ushaw Moor, DH7 7RQ

Stunning Detached Home ** Extended Floor Plan ** Sunny Rear Aspect ** Gardens & Ample Driveway Parking ** Superb Re-Fitted Kitchen ** Office Space & Two Bathrooms ** Popular Modern Development ** Village on Outskirts of Durham ** Upvc Double Glazing & GCH ** Early Viewing Advised **

The floor plan comprises: entrance hallway, office and utility room cleverly created from the garage conversion. The kitchen has recently been re-fitted with a quality range of high gloss units and a selection of integral appliances. The family lounge and dining area is located to the rear of the property and leads out to the rear garden. There is also a cloak/WC for added convenience. Upstairs, there are four bedrooms, master en-suite shower room/WC and family bathroom/WC. Outside, the property occupies a pleasant position with ample front driveway parking, whilst the rear enjoys a sunny aspect.

Grant Close stands within a popular location, nestled on the periphery of historic Durham City. This vibrant community enjoys a wealth of conveniences, boasting an array of shopping outlets and leisure activities within Durham itself, while Ushaw Moor village offers additional local amenities to cater to residents' needs.

Grant Close is ideally situated for exploring picturesque countryside and scenic cycle routes. Commuters are also well-served, thanks to the convenient proximity to major transportation arteries. A regular bus service passes through the development, ensuring seamless connectivity to the wider region. Moreover, the A690, A1(M), and A19 Highways are mere minutes away by car, facilitating easy access to neighbouring urban hubs and beyond. Whether you seek the tranquillity of nature or the bustle of city life.













GROUND FLOOR

Hallway

WC

Office

Utility Room

Kitchen

11'1 x 8'2 (3.38m x 2.49m)

Lounge Diner

23'7 x 10'2 (7.19m x 3.10m)

FIRST FLOOR

Bedroom

15'1 x 10'2 (4.60m x 3.10m)

En-Suite

Bedroom

13'6 x 8'5 (4.11m x 2.57m)

Bedroom

10'11 x 7'6 (3.33m x 2.29m)

Bedroom

9'1 x 8'5 (2.77m x 2.57m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 11Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good to Average

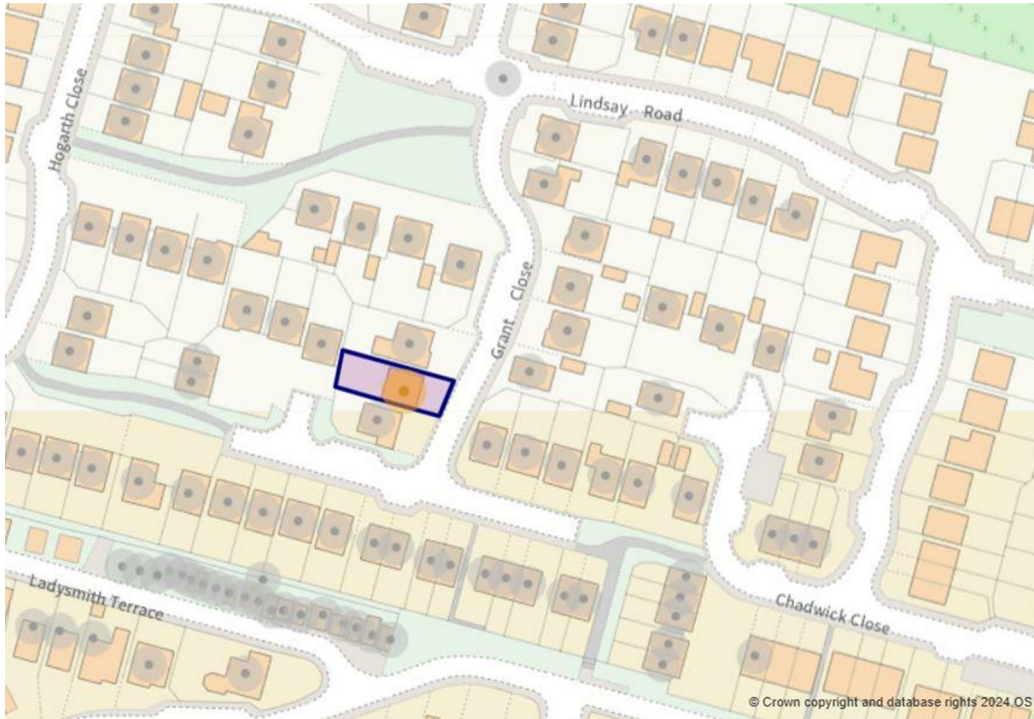
Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2431p.a

Energy Rating: B



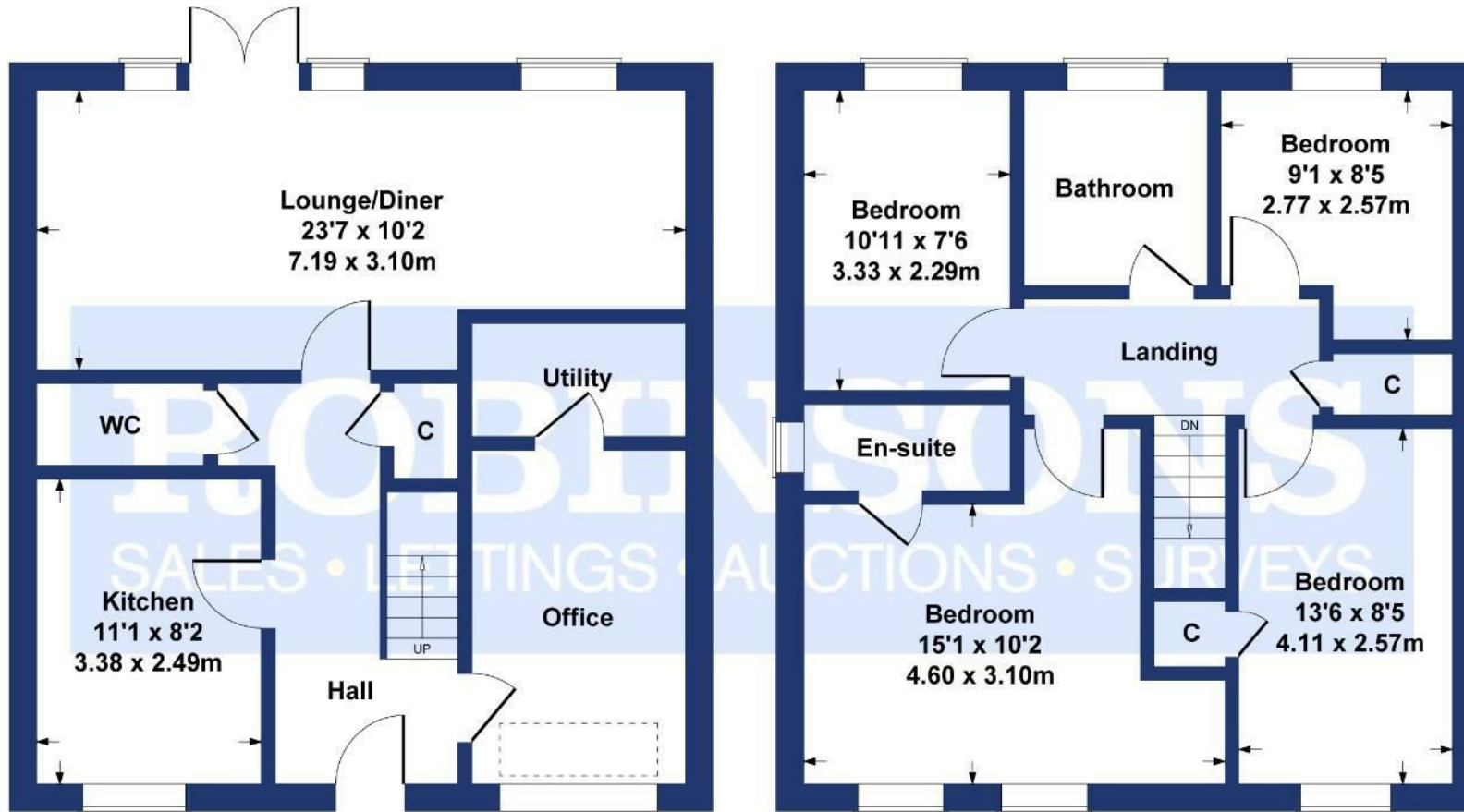
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



Grant Close

Approximate Gross Internal Area
1190 sq ft - 111 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A	82	93
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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. 2024

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

