



VENTURE  
PLATINUM



Preston Lane | Preston Le Skerne  
£725,000





This fabulous four bedroom architectural designed fully rebuilt barn conversion comes to the market having been constructed by the current owners to a high specification and internal viewing is highly recommended at the earliest opportunity where the discerning purchasers cannot fail to be impressed. The property is deceptively spacious with family sized living accommodation and would be suitable for the ever growing family. The home is situated close to major route ways across town and country with fantastic views over the open countryside. In brief the accommodation comprises: open plan lounge/dining kitchen, family sitting room, playroom/sitting room, three bedrooms to the ground floor with en-suite, walkin wardrobe to the main and en-suite jack and jill bathroom to guest suite, utility/2nd kitchen and boot room, First Floor mezzanine/study area, master bedroom with En-suite bathroom. The home is situated on an excellent plot with ample parking facilities leading to a double detached garage with office above and well established gardens to the front, side and rear.

What we love on this home is its tranquil setting situated just off the A167 having been designed to a high specification with great modern features including under floor LPG heating and solar panels which are currently sourced to the national grid supplying the current owner a with an annual income for next 17 years.

Solar Income next 12 years.

#### **Lounge/Kitchen/Diner 5.79m x 4.83m (19' x 15'10)**

Entrance into a open plan room of which runs to the front and side of the property. With deceptively spacious living accommodation having a fantastic kitchen with a range of wall, floor and drawer units, contrasting work surfaces, breakfast bar area, Aga cooker.feature flooring with under floor heating, velux window

#### **Main Lounge/Dining Room 11 x 6 (36'1" x 19'8")**

Situated both to the front and rear with double glazed windows to the rear elevation, double glazed french style doors to the front, under floor heating, wood burner and, store cupboard.

#### **Inner Lobby**

With access to downstairs rooms.

#### **Utility 1.02m x 3.58m (3'4 x 11'9)**

Situated to the side. With integrated oven and hob overhead extrator unit, under floor heating, plumbing connections for automatic washing machine. Access leading into boot room.

#### **Boot Room 1.83m x 1.83m (6' x 6')**

Situated to the rear. With back door.

#### **Bedroom Two 4.32m x 4.65m (14'2 x 15'3)**

To the rear ground floor, a fantastic sized double guest bedroom with fitted robes, double glazed window and underfloor heating.

#### **Jack and Jill En-suite**

Situated between bedrooms 2 and 3. Comprising panelled sunken bath with over head shower attachment, shower within cubicle, low level w/c, wash hand basin, heated towel rail, tiled flooring with underfloor heating and double glazed window.

#### **Bedroom Four**

Situated to the rear, ground floor having been recently constructed with double glazed door, window, walkin wardrobe and access into the en-suite.

#### **Bedroom Three 3.61m x 3.35m (11'10 x 11')**

Situated to the rear, ground floor, with fitted wardrobes, double glazed window and under floor heating.







#### En-Suite

A newly fitted suite comprising double walkin shower set within a cubicle, low level w.c. wash hand basin set within a vanity unit, fully tiled walls and floor and velux window.

#### First Floor

Landing. With study area with velux window.

#### Bedroom One 5.31m x 5.31m (17'5 x 17'5)

Situated to the front. With fantastic views over open countryside with feature double glazed window and velux window.







#### Dressing Room

#### En-Suite Bathroom

With a sunken bath, shower within cubicle, towel rail heater, low level wc, wash hand basin. shaver points and velux window.

#### Playroom/Sitting Room

Recently constructed with valuted ceiling and french doors to the front and rear.





### Externally

The property can be located off a single tarmacked lane within a tranquil setting, having excellent off street parking facilities leading to a DOUBLE GARAGE with up and over electric doors and additional access door. Spacious office above garage with lighting and own separate power and heating. Wood store and dog kennelling, with landscaped gardens to front, side and rear.

OUTSIDE LIGHTING AND SOCKETS - SEATING ENTERTAINING GLAZED AREAS

### Tenure

Freehold

### Property Details

Local Authority: Durham

Council Tax Band: F

Annual Price: £3,685

Conservation Area: No

Flood Risk: Very low

Floor Area: 2,486 ft 2 / 231 m 2

Plot size: -

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Satellite / Fibre TV Availability

BT

Sky

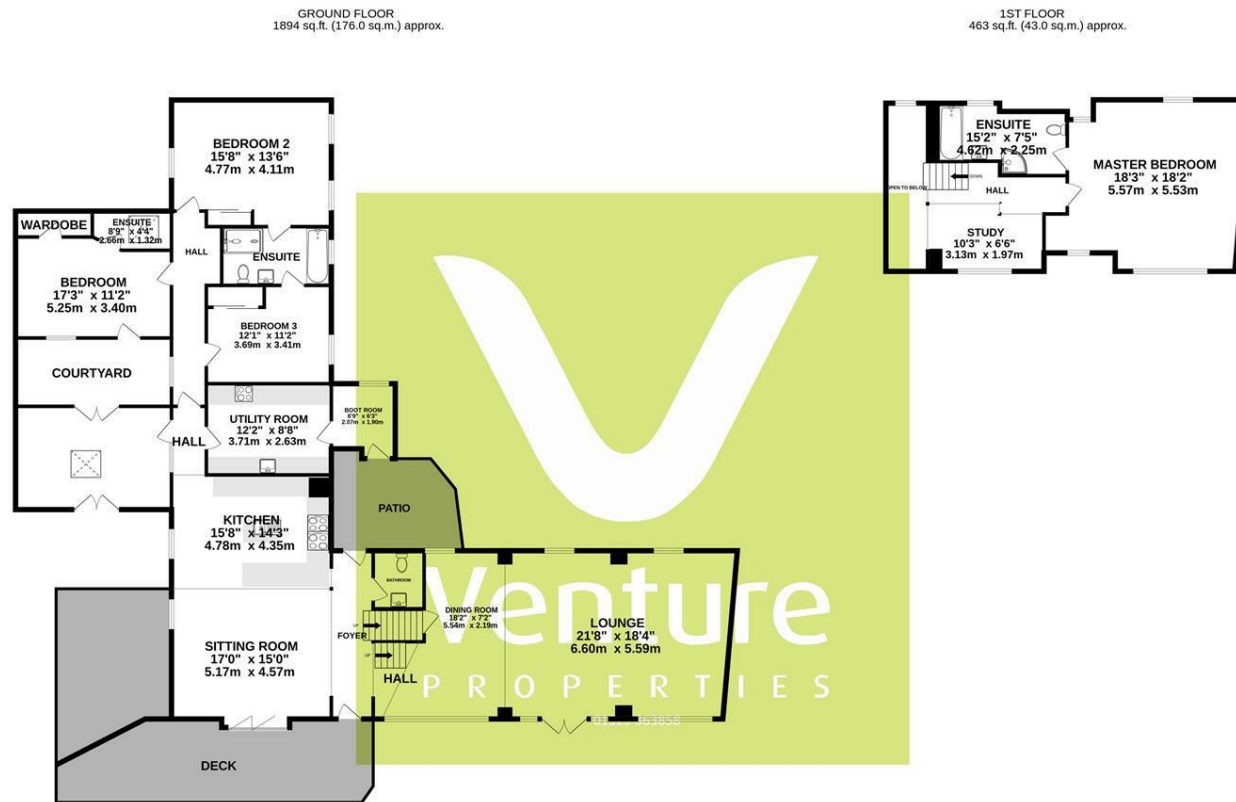
### Note

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# East Farm Preston Lane | Preston Le Skerne



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