

CONSTANTINE AV

COLBURN

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Constantine Avenue

Located on Constantine Avenue in Colburn, this property is an excellent option for first-time buyers or those looking to downsize. Its location offers convenient access to local shops, schools, and a short drive to the A1.

This two-bedroom home, positioned at the end of the row for quieter surroundings, welcomes you with a private garage and driveway. The entry hallway provides plenty of space for coats and shoes, setting a relaxed tone as you enter.

To the left, a light-filled living area with windows at both the front and rear, ensures a continuous flow of natural light. A centrally placed fire creates a cosy feel on cooler evenings, and the generous space easily accommodates your settee and armchair, with room to include a workspace or a small dining area.

Your kitchen is arranged in a galley style leading to a rear dining space—a perfect setting for meal preparation and family gatherings. A former outhouse has been thoughtfully renovated into a versatile room with dual external access, adding to the home's functional layout.



Upstairs...

Upstairs, you'll find two well-proportioned double bedrooms. The main bedroom, at the front of the house, offers ample space for a bed bordered by integrated storage and a built-in wardrobe that discreetly houses the boiler. The second double bedroom is equally accommodating, providing plenty of space for your essentials.

The main bathroom comes complete with a built-in bath and overhead shower, ideal for both relaxing soaks and freshening up.





Outside...

Outside, the property features both front and back gardens. The front garden is paved and lined with planters that can be filled with seasonal blooms—an inviting spot to relax and enjoy the sunshine. The smaller, low-maintenance back garden is designed for practicality, with a dedicated area for secure bin storage.

Finer Details...

Postcode: DL9 4RD

Freehold

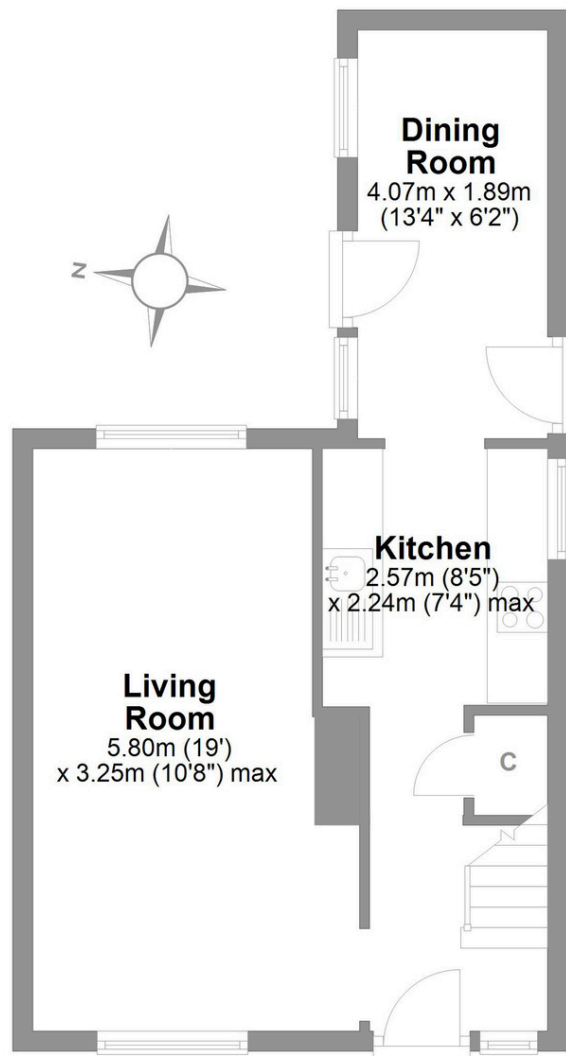
Council Tax Band: B

EPC Rating: D

Gas Central Heating

Non Standard Construction

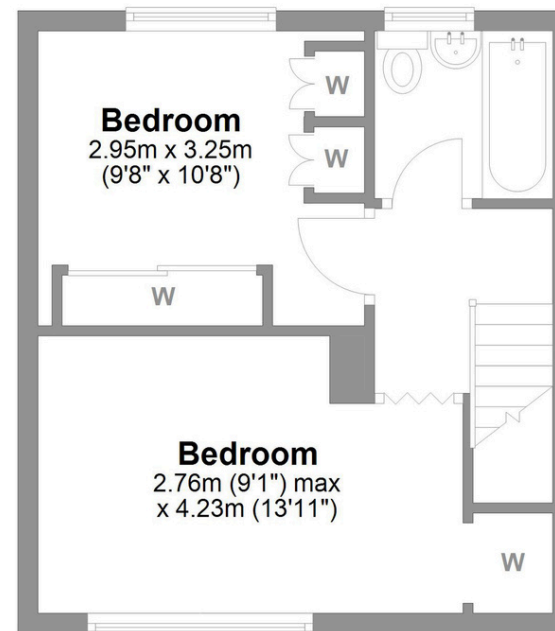




Ground Floor
Approx. 36.4 sq. metres (391.6 sq. feet)

Constantine Avenue Colburn

Total area: approx. 66.2 sq. metres (712.4 sq. feet)



First Floor
Approx. 29.8 sq. metres (320.8 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd