



VENTURE  
PLATINUM

Barnstones | Chester Le Street  
£499,000



AN OUTSTANDING EXAMPLE OF ELEGANT CHARM.. this FIVE BEDROOM BARN CONVERSION should prove to be EXTREMELY POPULAR for a professional couple or family alike. Situated in the QUAIN T VILLAGE of Plawsworth which gives easy access to both Durham and Chester-le-street and the A1M. This property has been UPDATED and DECORATED TO AN EXCELLENT STANDARD and includes UPVC DOUBLE GLAZED WINDOWS, CENTRAL HEATING, SPACIOUS LOUNGE with feature fire surround, SEPARATE DINING ROOM, SUPERBLY REMASTERED BREAKFAST KITCHEN with built in appliances and SEPARATE UTILITY. To the first floor there is a LARGE MASTER BEDROOM with EN SUITE FACILITY and a further FOUR BEDROOMS (one of which is currently being used as an office)., LUXURIOUSLY REFITTED WHITE BATHROOM/WC/SEPARATE SHOWER CUBICLE. GARDENS FOR EASY MAINTAINANCE and DOUBLE GARAGE.

Leasehold - peppercorn lease

Council tax band G

EPC rating - C

#### Hall

Enter into spacious entrance hall via composite external door, doors leading off the ground floor accommodation, stairs leading up to first floor, under stair storage cupboard, cloaks, mainly wood flooring with a featured tiled area

#### Lounge 5.055 x 4.244 (16'7" x 13'11")

Solid fuel burner, hearth and mantle, coving, radiator, UPVC double glazed window, UPVC double glazed french door to garden.

#### Dining Room 5.011 x 2.678 (16'5" x 8'9" )

Wooden double doors with glass inserts, radiator, wood flooring, UPVC double glazed window

#### Kitchen 4.831 x 3.934 (15'10" x 12'10")

White high gloss wall and base units, tiled flooring, metro tile splashback, integrated double oven, electric induction hob, extractor hood, wine cooler, dishwasher, space for dining, inset spotlights, radiator, UPVC double glazed window, UPVC double glazed french doors to garden.

#### Utility

Wall and base units, tiled flooring, PVC external door, UPVC double glazed window

#### First Floor

Stairs to first floor landing, spindled balustrade, UPVC double glazed window, doors leading off from landing to first floor accommodation, radiator, airing cupboard housing water tank, UPVC double glazed window

#### Bedroom 1 3.964 x 5.260 (13'0" x 17'3")

Radiator, UPVC double glazed window

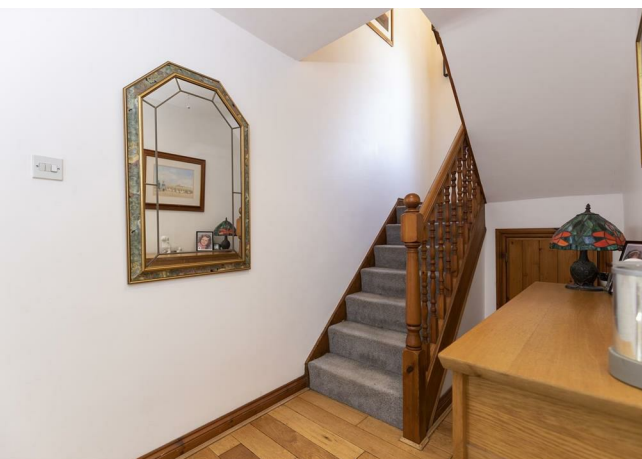
#### Bedroom 2 3.345 x 3.528 (10'11" x 11'6")

Radiator, UPVC double glazed window

#### Bedroom 3 2.689 x 5.004 (8'9" x 16'5")

Radiator, UPVC double glazed window x 2





Bedroom 4 3.187 x 3.923 (10'5" x 12'10")  
Radiator, UPVC double glazed window

Bedroom 5 5.036 x 4.253 (16'6" x 13'11")  
Radiator, UPVC double glazed window





#### Bathroom

Tiled walls and floor with under floor heating, walk in shower with rainfall shower head, jacuzzi bath, vanity sink basin, toilet, heated towel rail, inset spotlights

#### Ensuite

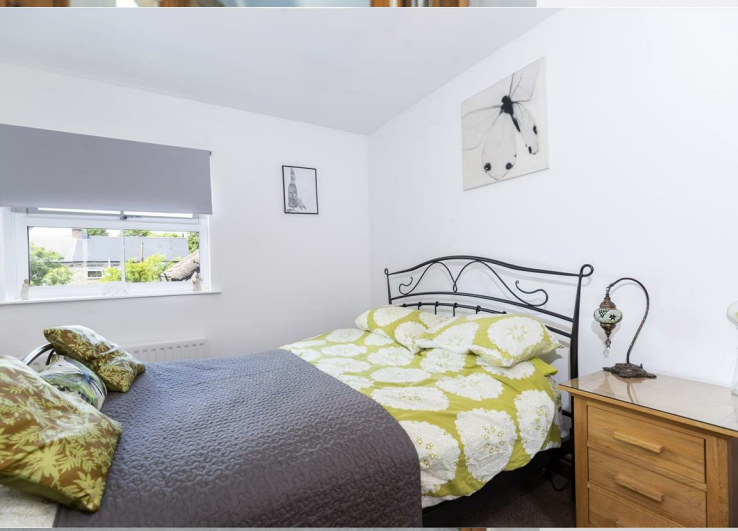
Tiled flooring, tiled splash surround, mains shower in cubicle, pedestal sink basin, toilet, inset spotlights, extractor, space saving internal door

#### External

Fence enclosed rear garden with decked seating area and established planting, access to front. Additional fence enclosed east facing courtyard.

To the front of the property there is a block paved driveway providing car parking for three vehicles and access to the two inset garages.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Suite 6, 15 North Burns, Chester-le-Street,  
County Durham, DH3 3TF

0191 372 9898  
[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)