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SALES & LETTINGS



Edgewood Court, Sacriston, DH7

Asking Price

£325,000

Popular Village Estate

4 Bedroom Detached

24ft Extension With Log Burner

Stunning Array Of Kitchen Units + Island With LED Down And Plinth Lighting

Master Ensuite

Garage With Utility + Pet Shower Areas

4 Car Drive

Hot Tub + Self-Contained Outdoor Bar



TELEPHONE: 0191 389 4966

E-MAIL: copelandsaleslettings@gmail.com

WEBSITE: www.copelandresidential.co.uk

COPELAND RESIDENTIAL 5 Ashfield Terrace, Chester le Street, Durham DH3 3PD.

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SUBLIME FAMILY HOME / GENEROUSLY EXTENDED / HOT TUB & GARDEN BAR

Oozing charm and elegance, this property is a perfect gem that stands out above the rest! Located on the desirable Edgewood Court, this 4 bedroom detached with a 24ft kitchen and extension to match, boasts amazing high end additional features such as a log burner, hot tub and a self-contained, purpose-built outdoor bar.

The ground floor has an abundance of living space thanks to the front-facing spacious lounge, kitchen with ample storage and island centrepiece, and 24ft extension to the rear which is home to the dining and snug areas.

The kitchen truly is the heart of the house with its many 'top of the range' grey gloss units, including 2 pantry style cupboards, with superb contrasting white quartz surfaces not only for the kitchen range but also for the stunning island centrepiece which doubles as a breakfast bar, all made to stand out and shine thanks to the dimmable LED down lights and plinth lighting. Some units have also been designed to especially to accommodate for an American style fridge/freezer and tall drinks chiller. The vastly spacious extension fills with natural light thanks to its many windows, Velux skylights and double patio doors, along with the excellent lighting shining through the 2 sets of double French doors leading from the kitchen. Throw in the amazing log burner with tiled feature which rises with the flume to the ceiling and you have the perfect setting for entertaining family and friends.

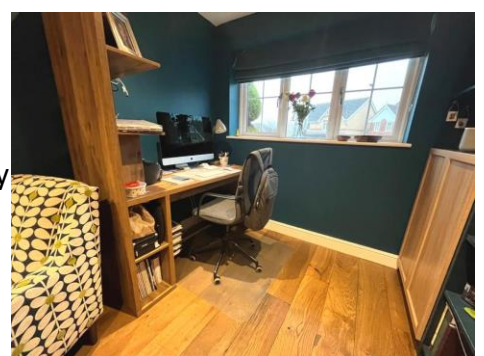
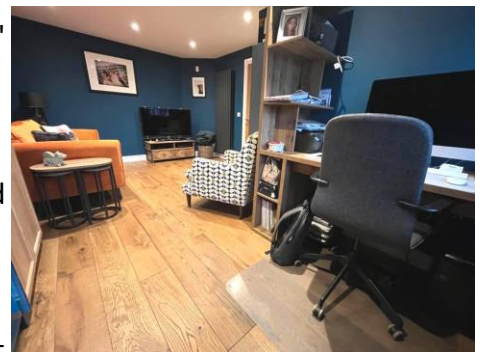
The first floor is home to 4 beautifully decorated double bedrooms with engineered oak flooring while the master bedroom boasts an amazing ensuite with a mains supplied rainfall style shower in a large walk-in shower unit, set against a stunning two-tone tiled splashback.

The front exterior shows the property to be slightly elevated against street level, giving the house a prominent outlook over the estate. There is a vast block paved drive able to accommodate for 4 vehicles, which leads up to a beautifully presented garden. Go through the gated access on the right hand gable end to arrive at a spacious and private rear garden with a large patio area, hot tub and fantastic outdoor bar with double glazing and power supplied, all perfect for celebrating many family occasions and making many fond memories.

The integral garage is of standard size with a remote controlled insulated roller shutter door, utility space and custom mains supplied shower area perfect for dog owners wanting to give their furry friends a quick shower after those long, muddy country walks.

Edgewood Court is located on a popular residential estate in the village of Sacriston, which sits a short distance west of Durham City. As well as it's many local amenities, Sacriston has excellent transport links to Durham and is a short drive to New College Durham, North Durham University Hospital and Arnison Retail Park.

Tenure: Freehold



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Council Tax Band: D

Room Descriptions Entrance Hall

Enter via a composite front door into a long entrance hall, offering access to a lounge, kitchen, WC, garage and carpeted staircase to the first floor. Flooring consists of large white square tiles which run throughout the hall, kitchen and dining room/snug area. Wall mounted radiator and an additional wall mounted vertical radiator.

Lounge 16'9 x 11'2 (5.15m x 3.41m)

Spacious yet cosy lounge with engineered oak flooring, front-facing double glazed window and wall mounted vertical radiator and a generous number of double electrical sockets.

Kitchen 8'7 x 24' 2.65m x 7.31m)

Super spacious kitchen with a vast range of sublime base and wall units, including 2 pantry style cupboards, and large island, with a grey gloss finish further complimented with white quartz work surfaces, glazed splashback and an array of dimmable downlights. The island also doubles as a breakfast bar and has a stunning LED plinth lighting feature.

Integrated twin electric oven with separate 5 ring gas burner hob and overhead extractor. Integrated dishwasher. Custom designed space for a freestanding American style fridge/freezer and additional tall drinks chiller between the pantry style cupboard units. Modern stainless steel one-and-a-half sink with mixer tap. 2 sets of internal double French doors leading to the rear extension housing a dining and snug area. Open under stairs storage space. Wall mounted vertical radiator.

Dining Room / Snug 11'1 x 24' (3.38m x 7.31m)

Located in an impressive extension to the rear, the dining and snug area benefits from a mass of natural light thanks to several double glazed windows, double patio doors and 3 Velux skylights. A stunning focal point is the log burner in the snug area with a bespoke tiled feature. 2 wall mounted radiators.

Ground Floor WC

Tiled flooring with contrasting full-height tiled splashback. Access to a toilet and washbasin with fitted vanity unit. Front-facing double glazed window.

First Floor Landing

Carpeted landing with a side-facing double glazed window and solid oak banister. Offering access to 4 bedrooms, family bathroom, built-in cupboard and loft hatch with drop down ladder.

Bedroom One 10'8 x 10'2 (3.29m x 3.10m)

Parquet style engineered oak flooring. Front-facing double glazed window and wall mounted radiator. Access to an ensuite.

Ensuite 7'1 x 5'2 (2.16m x 1.58m)

Parquet style engineered oak flooring and full height, two tone contrasting white and navy gloss tiled splashback. Access to a toilet, wash basin with fitted vanity unit and cupboard, and walk in shower unit with a glazed shower screen and mains supplied rainfall style shower. Front-



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facing double glazed window with fitted blinds and a wall mounted heated towel rail and extractor.

Bedroom Two 9'3 x 9'4 (2.83m x 2.86m)

Parquet style engineered oak flooring, rear-facing double glazed window and wall mounted radiator.

Bedroom Three 9'3 x 7'9 (2.83m x 2.40m)

Parquet style engineered oak flooring, front-facing double glazed window. Fitted wardrobe with sliding mirrored doors and wall mounted radiator.

Bedroom Four 8'7 x 7'7 (2.65m x 2.34m)

Parquet style engineered oak flooring, rear-facing double glazed window and wall mounted radiator.

Family Bathroom 5'5 x 6'4 (1.67m x 1.95m)

Tiled flooring, access to a toilet, wash basin and 'P' shaped bath with a mains supplied shower, curved glazed shower screen and full-height tiled splashback. Rear-facing double glazed window and wall mounted heated towel rail and extractor.

Exterior

To the front is a large block paved drive able to accommodate for up to 4 vehicles, which leads to a well-presented garden positioned before the front elevation. Gated access to the rear garden. To the rear is a private, tiered and well-presented lawned garden with 2 patio areas (1 of which accommodates for a hot tub), shed, log storage, outdoor tap and electric sockets and purpose built garden bar.

Garden Bar 14'8 x 9'5 (4.51m x 2.89m)

The key character feature of the rear garden, with engineered oak flooring, double glazed windows and double patio doors, numerous electrical sockets, TV point and custom made bar with solid wood surfaces and storage along with an under counter chiller.

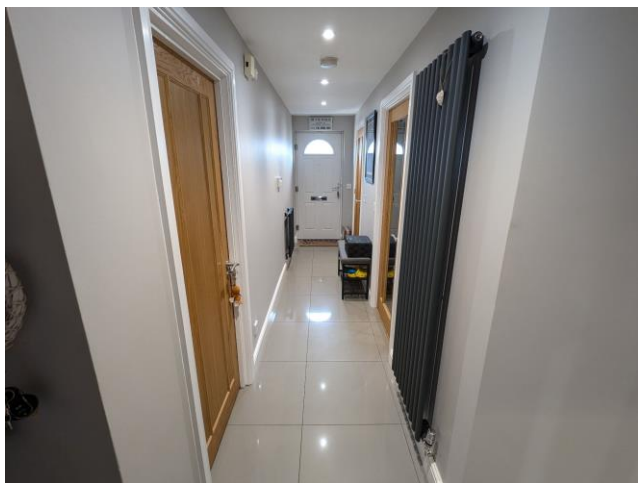
Garage 16'6 x 8' (5.05m x 2.43m)

Standard size integral garage with power and water supplied. Utility area with stainless sink and mixer tap and accommodates for a freestanding washing machine and dryer. Baxi combination boiler. Fitted mains supplied shower and remote controlled insulated roller shutter door.



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