

COPELAND RESIDENTIAL

SALES & LETTINGS



Woodlands, Ouston, DH2

Asking Price

£350,000

Chain Free 4 Bedroom Detached House
Superb Cul De Sac Location
2 Reception Rooms
Kitchen / Breakfast Room
Utility Room & Ground Floor WC
4 Double Bedrooms
Superb Southerly Facing Rear Garden
Parking For Around 4 Cars



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

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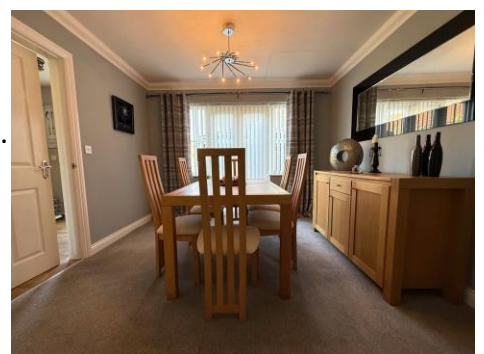
CHAIN FREE. WARDROBES TO ALL 4 BEDROOMS. LARGE SOUTHERLY FACING GARDEN. DRIVEWAY FOR 4 CARS. CUL DE SAC. MODERN BATHROOM & EN-SUITE

Nestled to the head of a peaceful Cul-De-Sac, this beautifully presented four-bedroom detached house is offered for sale at Woodlands, Ouston. A rare opportunity to acquire a spacious and tastefully maintained home in this desirable location, the property is ideal for growing families or those seeking generous accommodation within easy reach of local amenities.

Providing well-proportioned living space throughout, with two versatile reception rooms with a comfortable setting for both family life and entertaining guests. Further breakfasting / dining space is within the kitchen area. A separate utility room allows space for a range of white goods and an American fridge freezer. An additional sink unit and wall and base units provide additional storage.

Each of the four bedrooms are at least doubles, with the master bedroom offering a great sized room with 2 double wardrobes to boot. Flowing from the master bedroom is a modern en-suite shower room with walk in twin headed shower. Fully tiled walls and flooring have been installed along with a WC and hand basin. the further 3 bedrooms are all double and all benefit from built in cupboards or wardrobe space. Both bath and shower facilities are within the family bathroom. Again modernised over recent years the suite is complimented by fully tiled walls and flooring.

Externally is where this property stands out from the crowd. A paved driveway to the front of the property can accommodate around 4 cars. A path to the side leads to a superb southerly facing garden. This stunning garden boasts a larger than average lawn, excellent sized decking area and with the benefit of having external electric sockets and water tap. Situated on a quiet residential cul de sac, the house is surrounded by mature greenery and enjoys a sense of privacy and tranquillity while remaining close to key local services. Ouston is regarded as an excellent village for access throughout local towns and cities. Team Valley Trading estate is around 10 minutes drives as is Chester le Street and Washington. the A1 motorway is a short drive away which links you throughout the region.



Property comprises

Hallway. Accessed via double glazed door, double glazed window to front, laminate flooring, radiator, storage cupboard, telephone point, smoke alarm and stairs to the upper floor.

Ground Floor WC. Hand basin, Wc, radiator, laminate flooring and extractor fan.



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Living Room. 20'4 x 10'4 (6.19m x 3.15m) 'Bay' style double glazed window to front, 2 x radiators, fire place with gas fire, tv point, coving and double doors to dining room.

Dining Room. 10'5 x 10'5 (3.17m x 3.17m) Double glazed French doors to rear, radiator and coving.

Kitchen / Breakfast Room. Double glazed window to rear, double glazed door to rear, wide range of wall and base units, gas hob, electric oven, sink and drainer, mixer tap, tv point, radiator and laminate flooring.

Utility Room. 9' x 4'9 (2.73m x 1.45m) Double glazed door to side, range of wall and base units, stainless steel sink and drainer, space for American fridge freezer, plumbed for dishwasher and washing machine, laminate flooring and radiator.

1st Floor Landing with loft access (light within loft), double storage cupboard with Baxi combination boiler and smoke alarm.

Bedroom 1. 16' x 10'4 (4.89m x 3.15m) Double glazed window to front, radiator and 2 x double wardrobes and radiator.

En-Suite. Double glazed window to front, modern suite, Wc, hand basin, twin headed shower, fully tiled walls and flooring, modern radiator and extractor.

Bedroom 2. 11'7 x 9'10 (3.54m x 3.01m) Double glazed window to rear, double wardrobe, radiator, tv point.

Bedroom 3. 9'7 x 8'8 (2.9m x 2.63m) Double glazed window to rear, radiator and built in double wardrobe.

Bedroom 4. 8'3 x 8'3 (2.52m x x 2.52m) 'Bay' Double glazed window to front, radiator and built in storage cupboard.

Family Bathroom. 6'11 x 6'1 (2.10m x 1.86m) Double glazed window to side, modern suite with bath and shower over, Wc, hand basin, extractor fan, radiator, tiled floor and fully tiled walls.

Garage. 15'2 x 8'10 (4.62m x 2.68m) Up and over door, lights and power, additional storage cupboards.

Externally there's parking for around 4 cars to the front, path to the side leading to a superb southerly facing garden which provides a larger than average lawn and a superb sized decking, electric sockets are to the rear along with a water tap. The rear garden provides ample entertaining or playing space.



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