



VENTURE
PLATINUM

Deneside | Howden Le Wear
£205,000



A stunning four bedroom detached property which is pleasantly located on this small residential development, only a stone's throw away from lovely countryside walks. The property has been upgraded and improved by the present owners including a lovely fitted kitchen with a range of Cream and Sage Green contemporary units with wood working surfaces and Belfast sink, recently installed wall mounted gas combi boiler as well as recently refitted main bathroom with a lovely white modern suite. Externally the property has a DRIVEWAY providing car parking, good sized integral garage, gardens to the front and rear, the rear is enclosed with Natural Indian Stone patio area. We have no hesitation in recommending an early inspection to avoid disappointment as this property would suit the needs of a family buyer.

Ground Floor

Entrance Porch

Timber and glazed front entrance door, double glazed window, laminated floor, timber and glazed door through to

Entrance Hallway

Laminated floor, central heating radiator with decorative cover, cornice to ceiling, open plan staircase to the first floor

Through Lounge and Dining Room 8.33m x 3.40m max (27'04 x 11'02 max)

With feature fire surround, inset mock electric remote control fire, laminated floor to the lounge section, carpet to the dining section, cornice to ceiling, tv point, double glazed bay window, dado rail, two double central heating radiators and French doors through to

Conservatory

Timber double glazed windows and door. Double central heating radiator

Kitchen 3.18m narrowing to 1.60m x 4.95m (10'05 narrowing to 5'03 x 16'03)

Extensively fitted with a range of Cream and Sage green wall and base units, timber working surfaces over, inset belfast sink unit, mixer taps over, tiled splash backs, double glazed window, integral electric range and extractor hood over, concealed plumbing and space for washing machine and tumble dryer, breakfast bar, tiled floor, double central heating radiator, coving to ceiling and spot lighting. uPVC Double glazed stable rear entrance door.

First Floor

Landing

A lovely landing area with stunning stained glass window to the side elevation, spindle balustrade, laminated floor, dado rail, cornice to ceiling, loft access and linen cupboard

Master Bedroom 4.06m x 3.18m (13'04 x 10'05)

Fitted wardrobes to one wall, coving to ceiling and ceiling rose to ceiling, double glazed window, central heating radiator and tv point

En-Suite/WC

With a separate shower cubicle being tiled with electric shower, wc, pedestal wash hand basin, tiled walls, coving to ceiling, laminated floor, heated towel rail and double glazed window.





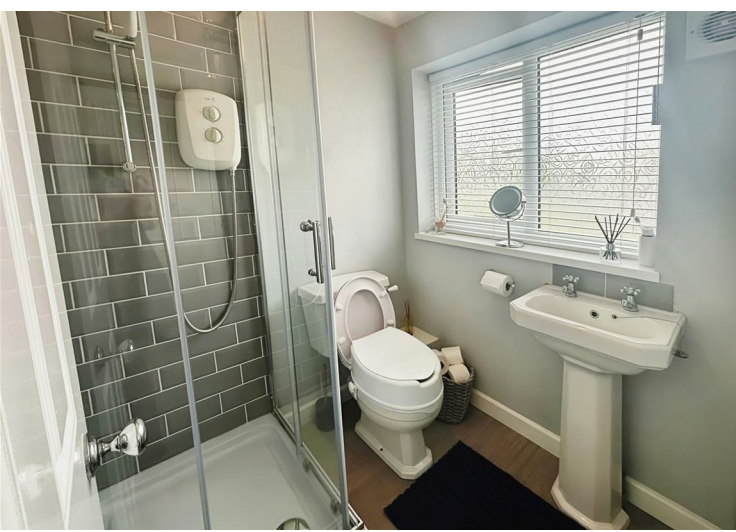
Bedroom Two 4.17m x 2.95m (13'08 x 9'08)

Double glazed window, central heating radiator, cornice to ceiling and ceiling rose to ceiling

Bedroom Three 4.01m x 2.44m (13'02 x 8')

Double glazed window, central heating radiator, coving to ceiling and laminated floor





Bedroom Four 3.12m x 2.21m (10'03 x 7'03)

Double glazed window, central heating radiator, laminated floor, coving to ceiling, timber door to overstairs storage cupboard.

Bathroom/wc

Recently and extensively fitted with a fitted suite including free standing rectangular bath with chrome fittings, pedestal wash hand basin, wc, large shower cubicle with mains waterfall shower, chrome heated towel rail, opaque double glazed window, coving to ceiling and tiled floor



Exterior

Immediately to the front of the property there is a lawned garden with flower borders and small picket fence surround. Whilst also to the front there is a large block paved driveway providing car parking for a least one vehicle. There is an integral garage with roller up and over door, as well as housing the recently installed gas combi boiler. Whilst to the rear there is a private enclosed courtyard garden which is paved with Natural Indian stone flags, water supply, raised flower beds and security lighting

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0582-3035-0207-7844-7204>

EPC Grade D



Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Available Highest available download speed 61 Mbps Highest available upload speed 14 Mbps

Mobile Signal/coverage: Good (with O2 and Vodafone)

Council Tax: Durham County Council, Band: C Annual price: £2062.71 (Maximum 2024)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Low risk of surface water flooding. Very low risk of flooding from rivers and the sea



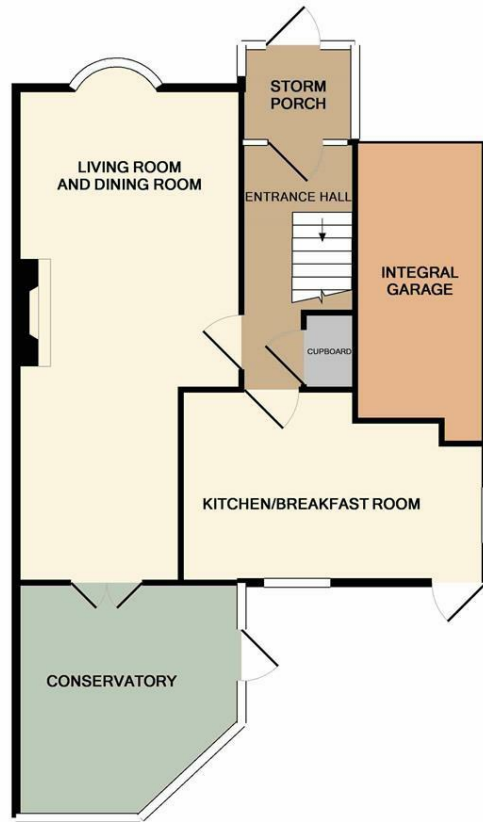
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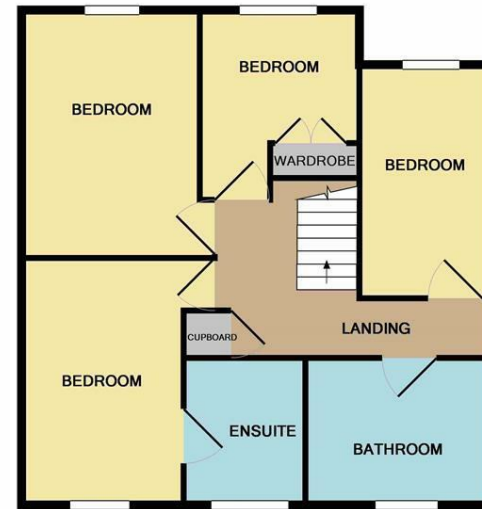




3 Deneside | Howden Le Wear



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.