



VENTURE
PLATINUM

Roslyn Terrace | Hamsterley
£280,000



Nestled in the charming village of Hamsterley, this deceptively spacious terraced house on Roslyn Terrace offers a delightful blend of comfort and convenience. With three well-proportioned reception rooms, this property provides ample space for both relaxation and entertaining. The inviting living areas are perfect for family gatherings or quiet evenings in.

The house boasts three generous bedrooms, ensuring that there is plenty of room for family or guests. The layout is thoughtfully designed, with a ground floor shower room that adds to the practicality of the home, making it ideal for busy households. The sellers have recently carried out a schedule of renovation works including improving the insulation throughout the property.

Situated in a sought-after village location, this property benefits from a peaceful atmosphere while still being within easy reach of local amenities. The surrounding area is known for its picturesque scenery and community spirit, making it a wonderful place to call home.

This terraced house is not just a property; it is a lifestyle choice, offering a perfect balance of space, comfort, and location. Whether you are a first-time buyer, a growing family, or looking to downsize, this home presents an excellent opportunity to enjoy village life in a well-appointed setting. Do not miss the chance to view this exceptional property.

The original section of the property was built in 1850 and the home retains the perfect mix of traditional and contemporary inside. Covering an approximate 1500 square feet, the home is certainly deceiving from the outside with viewings highly recommended to appreciate the space on offer.

Entrance Hall

Wooden uPVC front door with double glazed panels either side, wood-effect tiled floor and radiator.

Hallway

Wood-effect tiled flooring with plenty of under-stairs storage space.

Snug Lounge 3.75 x 5.20 inc hallway (12'3" x 17'0" inc hallway)

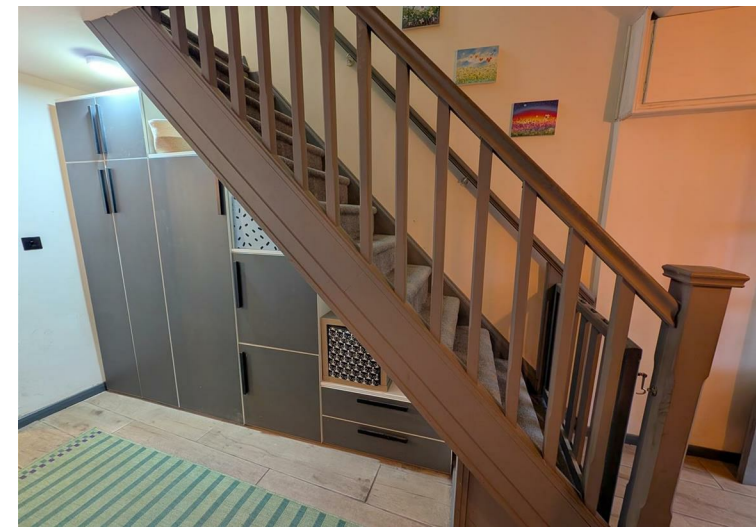
To the front with double glazed window, radiator, wood effect tiled floor and impressive log burner with stone surround and hearth.

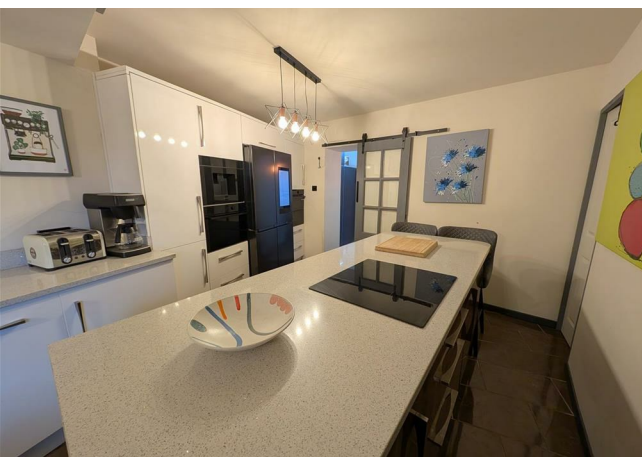
Kitchen/Diner 9.29 x 3.96 (30'5" x 12'11")

Contemporary kitchen with floor tiles and a range of white high gloss wall, floor and drawer units which include a range of high-end integrated Samsung appliances, including split double oven, dishwasher and second oven which has microwave capabilities. There is also a French-style larder fridge boasting the latest technology with 4 separate compartments. A contrasting high gloss, walnut island finishes the kitchen off perfectly with integrated wine cooler. Both have white quartz work surfaces. Finally, there is a cottage-style door providing access to the rear garden, as well as double glazed window and radiator.

Living Area

Nestled between the kitchen/diner area and conservatory is the living area with wood-effect tiled floor, multi-fuel burner and double glazed window.





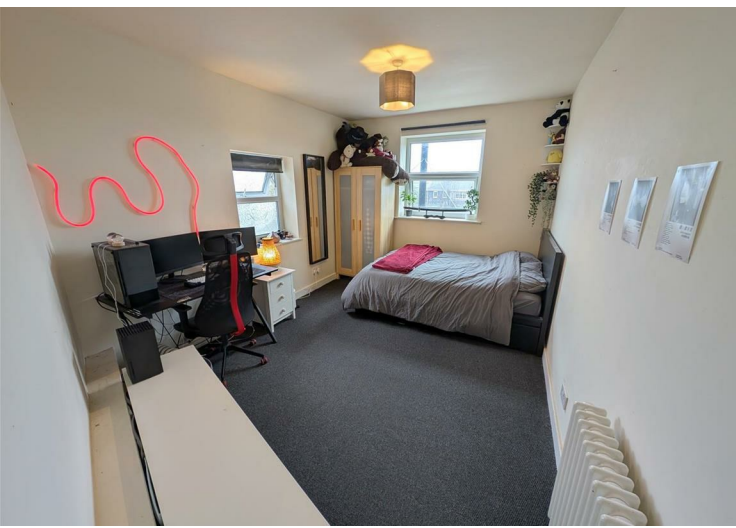
Conservatory 4.31 x 3.25 (14'1" x 10'7")

Generous-sized conservatory to the rear of the property with wood flooring, radiator, double glazed windows and French doors providing access to the rear garden.

Utility Area

Off the kitchen/diner, a small utility area which is able to house both a washing machine and tumble dryer.





Shower Room/WC

Modern downstairs shower room with tiled floors and part-tiled walls, double shower cubicle with double shower, hand basin and WC. There is also a double glazed window and radiator.

First Floor

Landing with two radiators.

Bedroom One 4.26 x 3.75 (13'11" x 12'3")

Double bedroom to the front of the property with storage cupboard, cupboard housing boiler, double glazed window and radiator.

Bedroom Two 4.69 x 2.99 (15'4" x 9'9")

Another double bedroom, situated to the rear, with double glazed window and radiator.



Bedroom Three 3.04 x 3.17 (9'11" x 10'4")

A third double bedroom, situated to the rear, with double glazed window and radiator.

Bathroom/WC

With tiled flooring, free-standing bath with shower head attached, hand basin and WC. There is also a radiator and double glazed skylight.

Externally

The property boasts an impressive rear garden, measuring approximately 130 feet and including various plants/shrubs, a pond, log store, log cabin (measuring 5m x 3m and built on its own foundations), 2 sheds and a greenhouse. The log cabin includes power and can be used for a variety of reasons.

The front of the property has a small walled garden which is currently gravelled for low maintenance.



Energy Performance Certificate

To view the Energy Performance Certificate for the property, please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/9330-2430-9490-2324-8465>

EPC Grade E

Other General Information

Other General Information

Tenure: Freehold

Electricity: Mains (Smart Meter)

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 56 Mbps. Highest available upload speed 12 Mbps.

Mobile Signal/coverage: Limited with EE and O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B Annual price: £1,914.22 (Maximum 2025)

Energy Performance Certificate Grade E

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



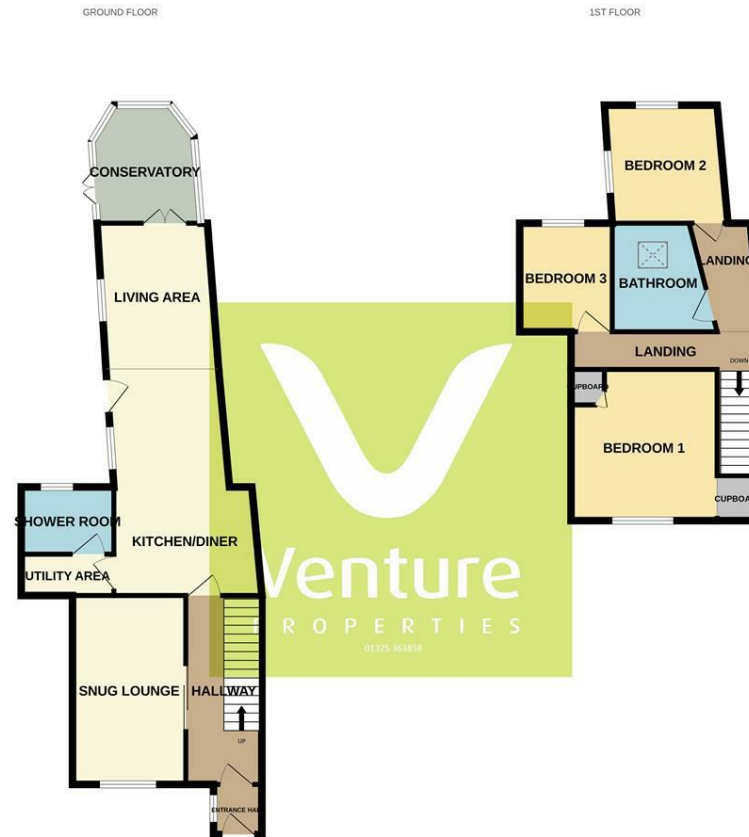
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

5 South Street, Crook, DL15 8NE

01388 741174
www.venturepropertiesuk.com