



VENTURE
PLATINUM

| Durham
£265,000



Nestled in the charming village of New Brancepeth, on the outskirts of Durham city, this impressive semi-detached bungalow offers a delightful blend of space and potential. Built in 1955, this substantial property spans an impressive 1,216 square feet and boasts four generously sized bedrooms, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, including a comfortable lounge and a bright garden room, perfect for relaxation or entertaining guests. The dining room provides an excellent space for family meals and gatherings. The layout of the bungalow is both practical and versatile, allowing for easy living and the opportunity to personalise the space to suit your needs.

The property also features a well-appointed bathroom and ample parking for many vehicles, ensuring convenience for residents and visitors alike. Additionally, the presence of a double garage adds further value, providing extra storage or workshop space.

Set in a peaceful village environment, this bungalow offers a tranquil lifestyle allowing you to create your dream home. The surrounding area is rich in natural beauty, with easy access to local amenities and the vibrant city of Durham just a short drive away.

This large four-bedroom bungalow is a rare find, combining comfort and space.

Ground Floor

Entrance Hallway

Via a porch to the front having uPVC double glazed front door, inside the hallway is tiled flooring, central heating radiator and storage cupboard.

Kitchen 3.245 x 3.055 (10'7" x 10'0")

Fitted with a range of wall and base units having contrasting work surfaces over, stainless steel sink unit with mixer tap, integrated eye level double oven and separate gas hob, plumbing for washing machine and space for fridge freezer, uPVC double glazed window to rear and loft hatch.

Rear Lobby

Giving access to both front and rear of the property via uPVC double glazed doors and access to the garage.

Dining Room 3.688 x 3.042 (12'1" x 9'11")

With laminate flooring, central heating radiator and uPVC double glazed window to front.

Lounge 5.074 x 3.662 (16'7" x 12'0")

With laminate flooring, feature inglenook fireplace housing multi burning stove, opens into the garden room.

Garden Room 4.047 x 1.975 (13'3" x 6'5")

With laminate flooring, two central heating radiators, uPVC double glazed windows and doors to garden.

Inner Hallway

Having a second loft hatch.





Bedroom One 4.252 x 3.591 (13'11" x 11'9")

Having laminate flooring, central heating radiator, fitted wardrobes to one wall and uPVC double glazed window to rear.

Bedroom Two 3.211 x 3.196 (10'6" x 10'5")

Having fitted wardrobe, central heating radiator and uPVC double glazed window.





Bedroom Three 2.750 x 2.400 (9'0" x 7'10")

Having central heating radiator and uPVC double glazed window to front.

Bedroom Four 3.145 x 2.595 (10'3" x 8'6")

Having central heating radiator and two uPVC double glazed windows.

Bathroom

Fitted with a modern white suite having walk in shower unit, panel bath, WC, wash hand basin set to vanity unit and extractor fan.

Double Garage 6.760 x 5.750 (22'2" x 18'10")

A large garage having two up and over garage doors and electric. Also the gas boiler is wall mounted inside the garage.



Externally

Externally the property sits on a good sized plot having gardens to front, side and rear.

There is a driveway with double gates for access providing ample off road parking of required leading up to the garage.

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/0320-2413-1420-2325-1711>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

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

Council Tax: Durham County Council, Band: C Annual price: £2,207.06 (Maximum 2025)

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

Disclaimer

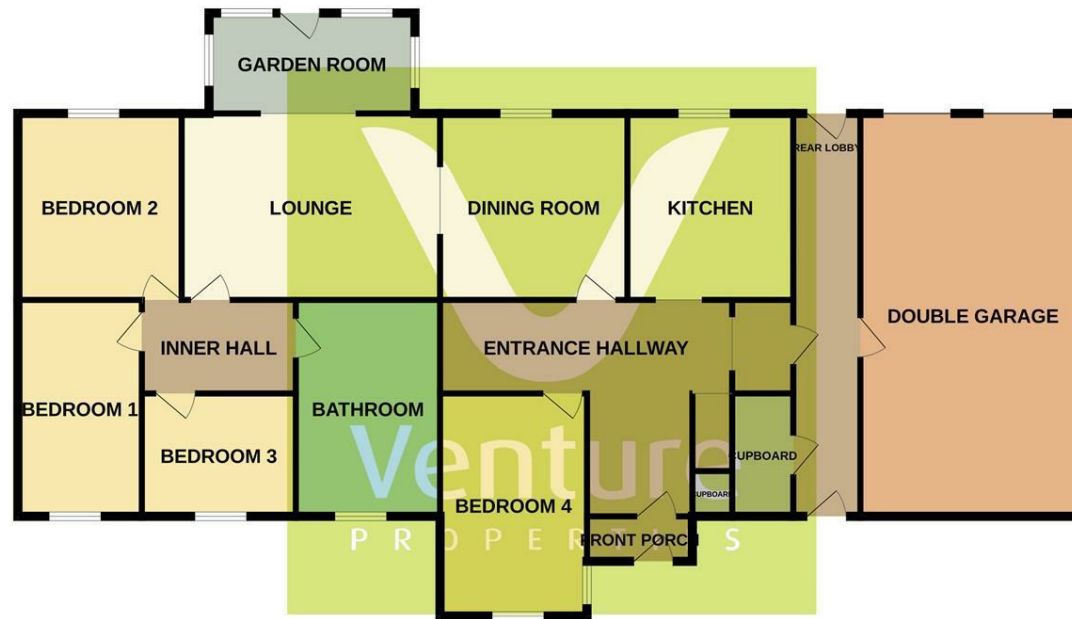
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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