



VENTURE
PLATINUM

Acorn Drive | Oakenshaw
£350,000



Nestled in the charming area of Acorn Drive, Oakenshaw, this extensively renovated four bedroom detached house offers a perfect blend of modern living and natural beauty. With its prime location, residents will find themselves just a short stroll away from the picturesque Oakenshaw wildlife reserve, making it an ideal home for nature enthusiasts and families alike.

Upon entering the property, you are greeted by a spacious lounge, dining room and garden room, as well as a morning room, providing ample space for relaxation and entertaining guests. The heart of the home is undoubtedly the extensively fitted kitchen and breakfast room with central island unit designed to cater to all your culinary needs while offering a warm and inviting atmosphere for family gatherings.

The property boasts four well appointed bedrooms, ensuring plenty of room for family members or guests. With two modern bathrooms, morning routines will be a breeze, providing convenience and comfort for all.

Outside, the block paved driveway accommodates one vehicle, while the beautifully landscaped front and rear gardens create a serene outdoor space for leisure and enjoyment. Whether you wish to host summer barbecues or simply unwind in the tranquillity of your garden, this property offers the perfect setting.

In summary, this delightful detached house on Acorn Drive is a rare find, combining extensive renovations with a prime location near natural reserves. It is an excellent opportunity for those seeking a spacious and stylish family home in a peaceful yet accessible neighbourhood.

Ground Floor

Entrance Hall

Access via a modern composite entrance door and side panel, open plan oak and glazed staircase to the first floor, central heating radiator, understairs recess, oak flooring and recessed spot lighting

Ground Floor Cloakroom/WC

Extensively fitted to a high standard including tiling to half height, wc, wash hand basin in white high gloss vanity unit, modern tiled floor, extractor fan.

Through Lounge/Dining Room 8.18m x 3.48m (26'10 x 11'5)

A lovely large reception room with stunning feature fireplace, timber mantle and inset log burner with slate hearth, UPVC double glazed bay window to the front elevation. two decorative central heating radiators, coving to ceiling, oak flooring, wall light points, tv point. There is ample space within this room for a dining table as required.

Garden Room 2.77m x 2.36m (9'1 x 7'9)

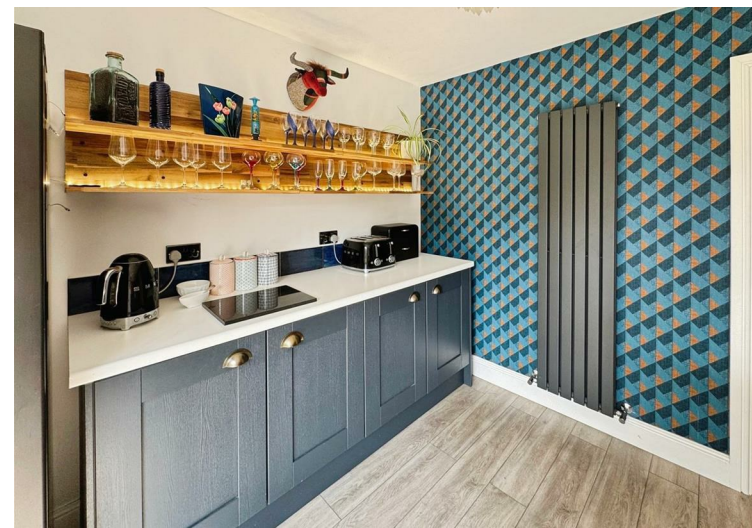
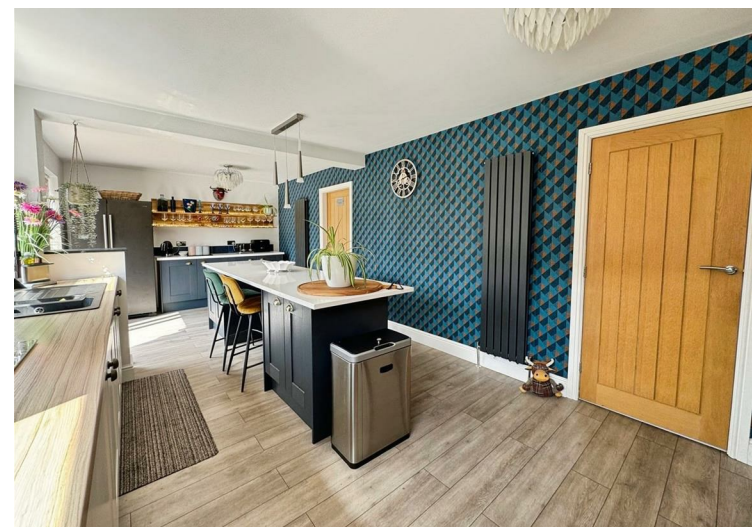
UPVC double glazed windows, UPVC double glazed rear door, central heating radiator and decorative window shutters

Morning Room/Snug 3.30m x 2.54m (10'10 x 8'04)

UPVC double glazed bay window to the front elevation, built in storage cupboard with hanging rail, central heating radiator and coving to ceiling

Kitchen/Breakfast Room 7.54m x 3.25m (24'09 x 10'08)

Extensively fitted to a very high standard with a range of two tone shaker base units, laminated working surfaces over, as well as quartz working surfaces, inset sink unit, mixer tap over, two UPVC double glazed windows, decorative tiled splash backs, with timber wall shelving and lighting, two decorative wall radiators, integral appliances including electric double range, wine cooler, laminated floor, central lighting, central island unit. UPVC double glazed sliding patio doors to the rear garden. A fanstastic room for entertaining.





Laundry Room 2.90m x 2.39m (9'06 x 7'10)

With laminated working surfaces over, plumbing and space for washing machine, plumbing and space for tumble dryer, plumbing and space for dish washer, central heating radiator, tiled floor and cloaks cupboard

First Floor

Landing

Decorative shelving with soft lighting





Bedroom One 5.56m x 3.48m (18'03 x 11'05)

Located to the front of the property with UPVC double glazed bay window, coving to ceiling, fitted wardrobes, central heating radiator. Modern sliding door to

En Suite/WC

Fitted with a larger than average shower cubicle being tiled with mains waterfall shower, wash hand basin in vanity unit and storage under, wc, heated towel rail, contemporary wall and floor tiling, opaque UPVC double glazed window

Bedroom Two 3.51m x 2.64m (11'06 x 8'08)

UPVC double glazed window, decorative wall radiator, fitted wardrobes to one wall

Bedroom Three 3.89m x 2.51m (12'09 x 8'03)

UPVC double glazed window, decorative central heating radiator, built in wardrobe



Bedroom Four 3.25m x 1.80m (wall to wall) (10'08 x 5'11 (wall to wall))

UPVC double glazed window, central heating radiator, fitted wardrobes and fitted wall mirror with lighting

Family Bathroom/WC

Extensively fitted including a panelled bath with shower screen, hand held shower over, wc, wash hand basin with contemporary waterfall tap, tiling to walls and floor, central heating radiator, opaque UPVC double glazed window

Exterior

Immediately to the front of the property there is a driveway providing car parking for one vehicle, there is also a lovely landscaped low maintenance front garden which is well stocked with shrubs. There is a garage electric roller up and over door leading to a storage room measuring 10'01 x 7 with wall mounted gas boiler, the loft space is boarded for storage and access via a pull down ladder.

There is side pathway which leads to the rear garden which is landscaped with lawns, flower borders, patio area, timber shed etc.

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/8107-2606-5729-8196-5933>

EPC Grade C

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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

Council Tax: Durham County Council, Band: E Annual price: £3,057.67 (Maximum 2025)

Energy Performance Certificate Grade C

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.

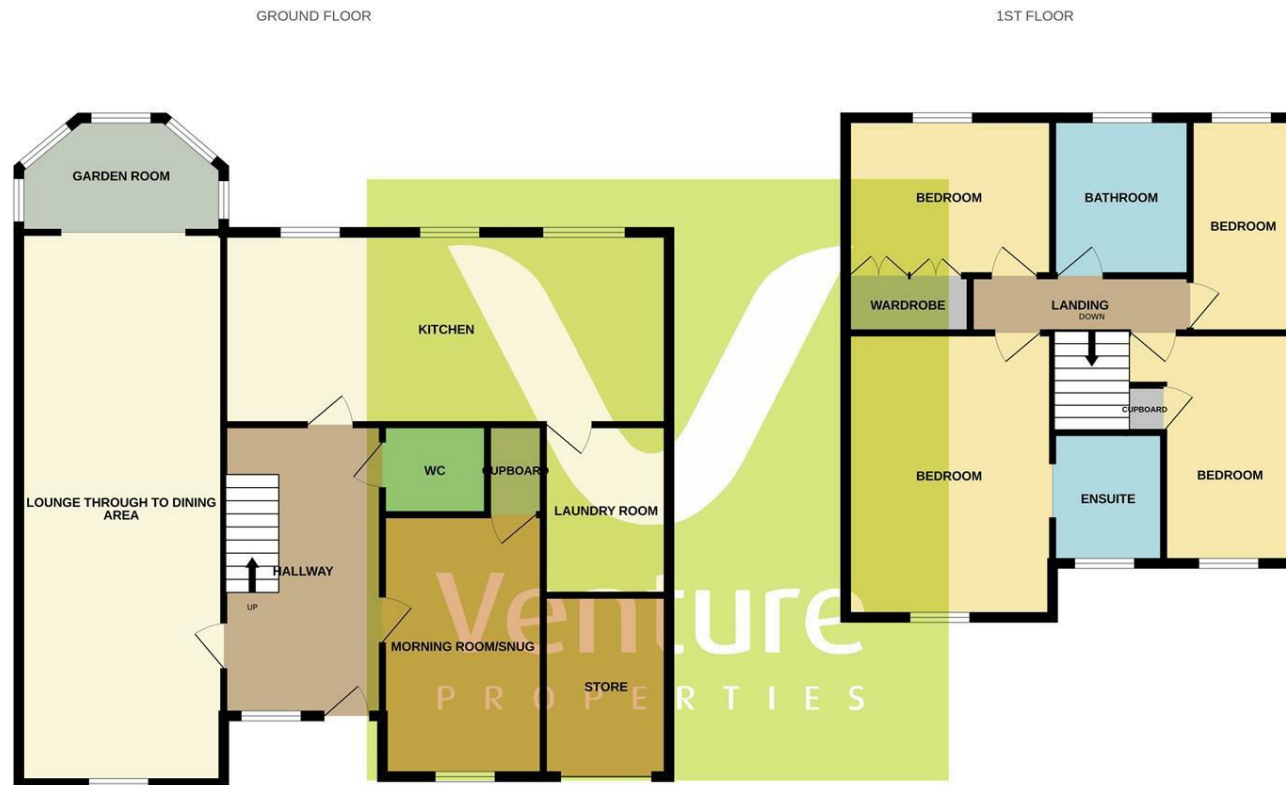
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

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