



VENTURE
PLATINUM

Acorn Drive | Oakenshaw
£325,000



Viewing is recommended on this unique four-bedroom detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,109 square feet, this individual property is ideal for families seeking a peaceful retreat in the picturesque County Durham countryside.

Upon entering, you are welcomed by two spacious reception rooms, including a delightful lounge that invites relaxation and a versatile study that can serve as a home office or playroom. The well-appointed kitchen flows seamlessly into the dining room, creating an inviting space for family meals and entertaining guests. Additionally, the garden room provides a lovely connection to the outdoors, allowing natural light to fill the home.

The property boasts four generously sized bedrooms, one of which features an en suite bathroom, ensuring privacy and convenience for the occupants. A separate family bathroom caters to the remaining bedrooms, making morning routines a breeze.

Outside, the double driveway offers ample parking for two vehicles, while the private rear garden presents a serene outdoor space for children to play or for hosting summer barbecues.

This delightful home is perfectly situated in a quiet village setting, yet remains within easy reach of local amenities and transport links. With its spacious layout and charming features, this property is an excellent opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this lovely house your new home.

Ground Floor

Entrance Hallway

Via timber front entrance door and central heating radiator with stairs rising to first floor.

Ground Floor Cloaks/ WC

With a WC, wash hand basin and central heating radiator.

Office/ Garage 2.402 x 3.392 (7'10" x 11'1")

The owners currently use the garage as an office.

Lounge 5.785 x 3.810 (18'11" x 12'5")

Having feature fireplace with gas fire, laminate flooring, central heating radiator and two full length windows to front.

Kitchen L Shaped 4.134 x 3.321 (13'6" x 10'10")

Fitted with a range of wall and base units with contrasting work surfaces over, one and a half bowl sink and mixer tap, space for cooking range with extraction chimney over, space for fridge freezer and plumbing for washing machine, central heating radiator and two windows to rear.

Dining Room 3.195 x 3.256 (10'5" x 10'8")

Having central heating radiator and double doors leading to garden room.

Garden Room 3.042 x 2.450 (9'11" x 8'0")

Having sliding patio doors to garden.





First Floor

Landing

With feature window to side and central heating radiator.

Bedroom One 4.342 x 3.890 (14'2" x 12'9")

Having laminate flooring, central heating radiator and dual aspect windows.





En Suite Bathroom/WC

Fitted with a white suite comprising of panelled bath with mains shower over, WC, wash hand basin and central heating radiator.

Bedroom Two 3.148 x 2.882 (10'3" x 9'5")

Having central heating radiator and window to rear.

Bedroom Three 3.117 x 2.753 (10'2" x 9'0")

Having central heating radiator and window to rear.

Bedroom Four 3.027 x 2.307 (9'11" x 7'6")

Having central heating radiator and window to front.



Bathroom/WC

Fitted with a white suite comprising of panelled bath with mains shower over, WC, wash hand basin and central heating radiator.

Externally

Externally to the front is an open plan garden laid to lawn with planted shrubbery and small trees.

There is a block paved driveway allowing parking for two vehicles.

The garage is currently used as a home office.

To the rear is a well stocked enclosed garden.

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/0443-3047-9204-5425-5200>

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 O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2,501.73 (Maximum 2025)

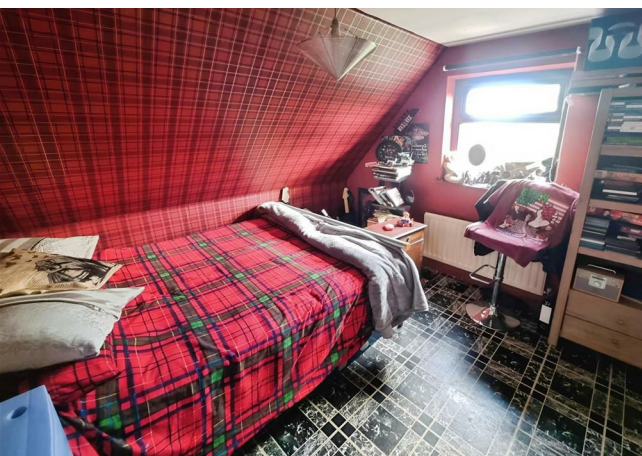
Energy Performance Certificate Grade C

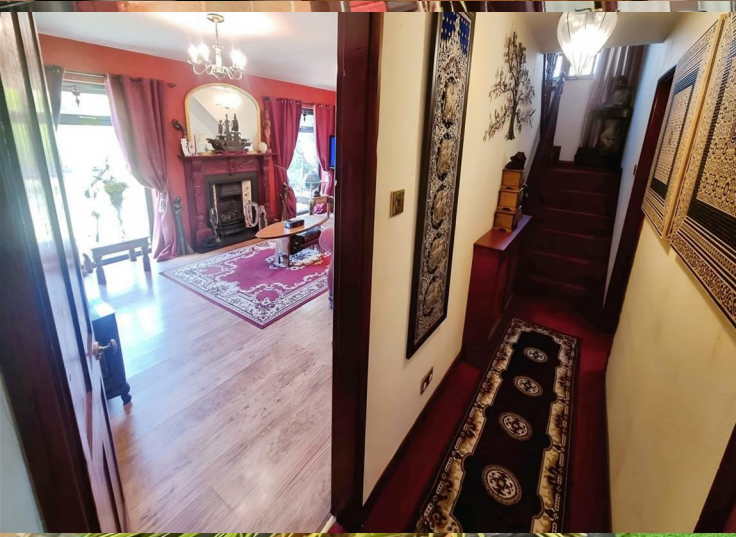
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

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

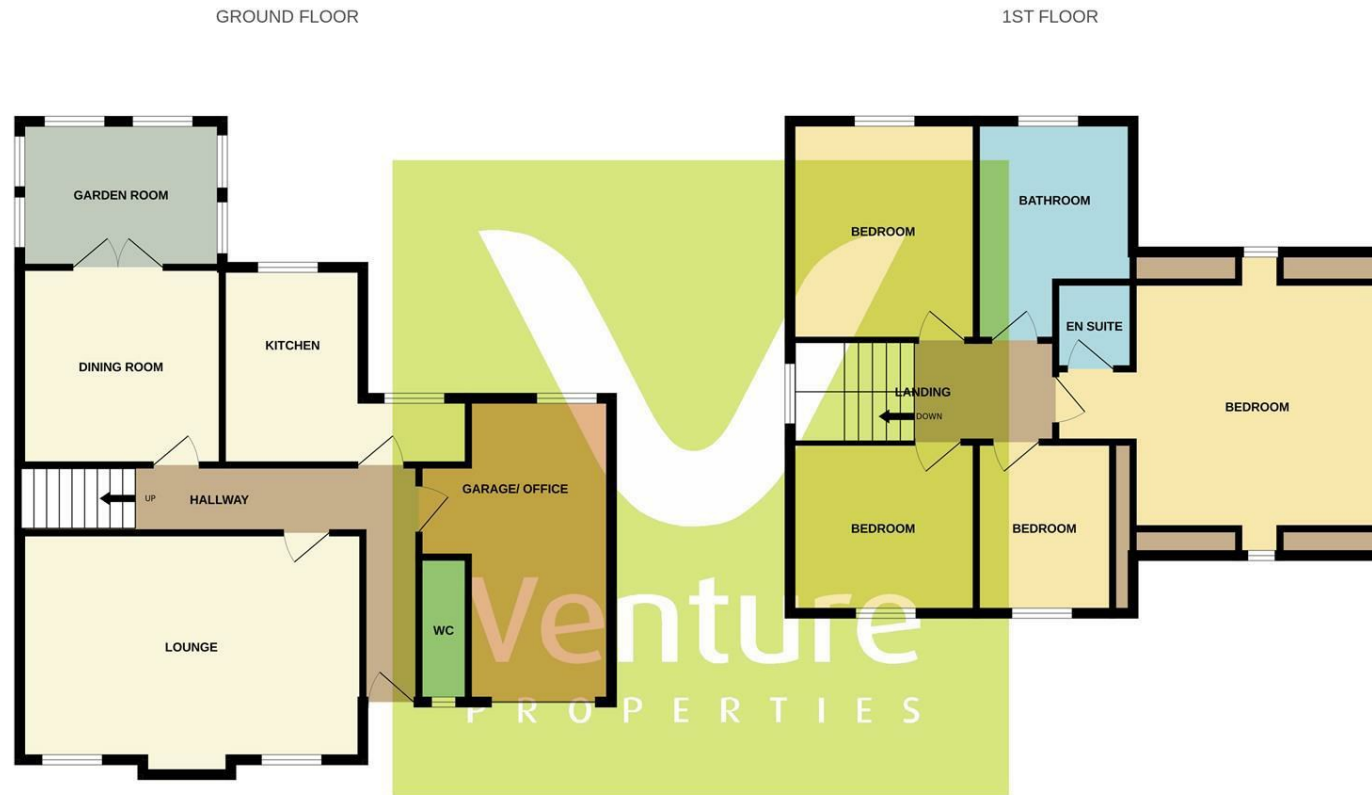
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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