



Durham Road

Wolsingham DL13 3JW

Chain Free £324,995



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Assisted Move & Part Exchange Available
- EPC Grade To Follow
- Gardens To Front & Rear

- Four Bedroom Detached House
- Area Of Outstanding Natural Beauty
- Double Glazed

- Integral Garage
- Brand New Build
- Gas Central Heating

Nestled in the picturesque area of Wolsingham, on Durham Road, this splendid detached house offers a perfect blend of comfort and natural beauty. With four spacious bedrooms, this property is ideal for families seeking a tranquil retreat in an area renowned for its stunning landscapes.

As you step inside, you will be greeted by a lovely open plan kitchen and dining room, designed to create a warm and inviting atmosphere for family gatherings and entertaining guests. The layout maximises space and light, making it a delightful area to enjoy meals and create lasting memories.

The property boasts well-maintained gardens, providing a serene outdoor space for relaxation and play. Additionally, a garage is included, offering convenient storage for vehicles and outdoor equipment.

Situated in an area of outstanding natural beauty, this home is perfect for those who appreciate the great outdoors. You will find lovely walks right on your doorstep, allowing you to explore the breathtaking scenery and enjoy the fresh air.

For those considering a move, assisted move and part exchange options are available, making the transition to your new home as smooth as possible. This property is not just a house; it is a place where you

can create a lifetime of cherished memories. Don't miss the opportunity to make this beautiful home your own.

Ground Floor

Entrance Hallway

A lovely welcoming entrance hallway

Lounge

14'5" x 10'8" (4.40 x 3.27)

Located to the front of the property

Open Plan Kitchen and Dining Room

17'3" x 10'11" (5.27 x 3.34)

Located to the rear of the property with French doors overlooking the garden. If reserved early enough you will be able to have your choice of kitchen and purchase up grades if required.

Utility Room

6'9" x 5'8" (2.07 x 1.74)

Cloakroom/wc

If reserved early enough you will be able to have your choice of units and purchase up grades if required

First Floor

Landing

Master Bedroom

14'4" x 9'11" (4.38 x 3.03)

En-Suite/WC

If reserved early enough you will be able to have your choice of kitchen and purchase up grades if required

Bedroom Two

13'10" x 10'8" (4.23 x 3.27)

Bedroom Three

11'2" x 9'9" (3.41 x 2.98)

Bedroom Four

11'8" x 7'1" (3.56 x 2.16)

Bathroom/WC

If reserved early enough you will be able to have your choice of kitchen and purchase up grades if required

Exterior

Agents Notes

As the property is currently under construction, please note that the measurements have been taken from plan and we cannot guarantee their accuracy

Energy Performance Certificate

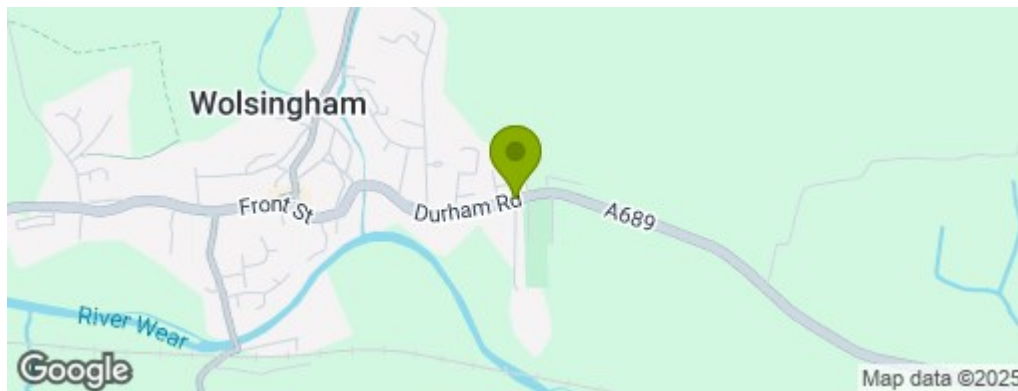
Due to this being a new build we are unable to complete the energy performance certificate at this time

Other General Information

Due to this being a new build we are unable to confirm parts b&c at this time



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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Property Information

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