

STUART EDWARDS

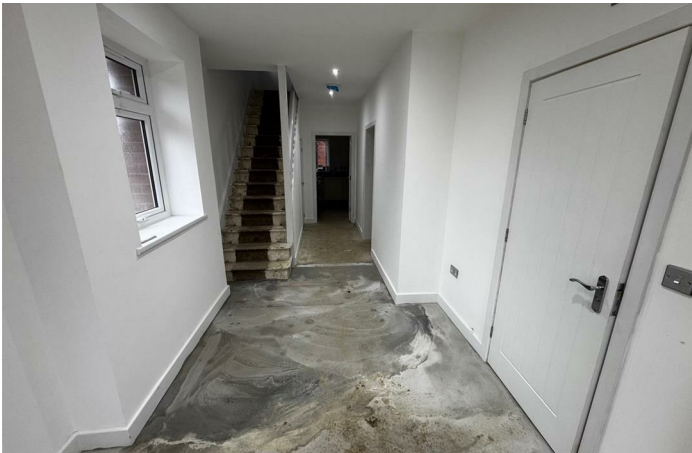


NAYSMITH COTTAGE , Durham DH1 2SA

- LARGE 5 BEDROOM DETACHED HOUSE
 - LARGE DOUBLE GARAGE
 - 3 RECEPTION ROOMS
 - ENCLOSED GARDEN
- SEPARATE ANNEXE
 - OPEN COUNTRYSIDE VIEWS
- 1 BATHROOM & 2 SHOWER ROOMS
 - 1 MILE FROM DURHAM CITY

Offers In The Region Of £525,000





FULL DESCRIPTION

Large 5 bedroom detached house with completely separate annexe and large double garage with electric up and over door. The house consists of a large entrance hall with downstairs cloakroom with shower. Large open plan kitchen/dining/garden room with Velux windows and bi-fold doors to the garden, creating a fabulous space within the home. There is a separate sitting room, an office, perfect for anyone working from home and there is also a good-sized utility room to house additional appliances.

Stairs from the hallway lead to the first-floor landing, master bedroom with en-suite shower room and walk in closet, a further 3 bedrooms and family bathroom with full suite and separate shower.

Detached from the main property is a separate annexe which would be suitable for Airbnb use, teenager or elderly relative. Making this a perfect multi-generational home with its versatile living space. Alternatively, if used as an Airbnb this space could generate an additional income for the homeowner.

The annexe layout is all on one floor and consists of a large kitchen/dinner/living space, shower room and separate bedroom with a skylight. All rooms enjoy fabulous countryside views. The annexe runs on a separate heating system with the boiler located in the large attached double garage with electric up and over door.

Externally there's an enclosed walled and fenced private garden with laid lawn and patio enjoying the surrounding open countryside views.

Accessed via a private road the location gives a countryside feel yet is just 1 mile from Durham City. Situated just off the B1283, additionally, the A690 and A1(M) motorway are just a short drive away. The property's location gives access to some excellent local schools for all ages as well as being in easy reach of a wide range of local amenities.

The property is now at first fix stage and could be purchased now for a lower amount or once finished.

This is an exceptional opportunity to purchase a large family home in an excellent and convenient location.

Viewings are essential.

CLOAKROOM/WC WITH SHOWER

SITTING ROOM

25'2 x 10'9

KITCHEN/DINING ROOM

21'08 x 10'6

GARDEN ROOM

14'10 x 10'0

UTILITY ROOM

10'2 x 7'0

STUDY

10'1 x 7'9

FIRST FLOOR

MASTER BEDROOM

13'5 x 10'6

DRESSING ROOM

10'2 x 4'5

EN-SUITE

BEDROOM 2

11'8 x 10'7

BEDROOM 3

11'1 x 7'6

BEDROOM 4

7'0 x 6'11

BATHROOM

10'4" x 8'10"

GARAGE

18'10 x 16'9

ANNEXE

KITCHEN/DINER/LIVING SPACE

16'0 x 14'7

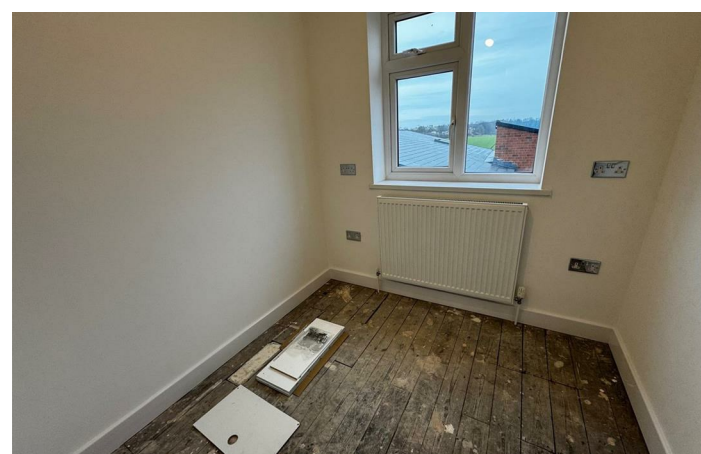
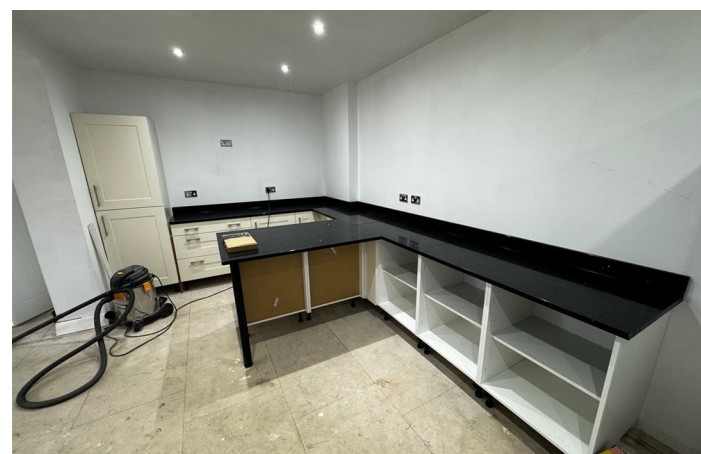
BEDROOM

17'0 x 9'6

SHOWER ROOM

FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.



IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.



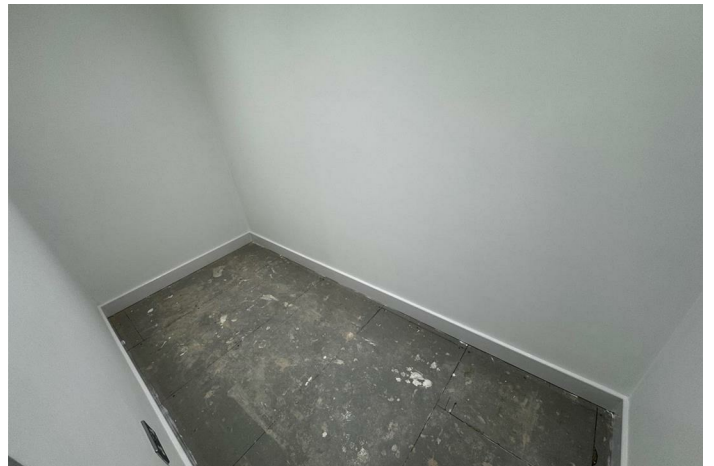
THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: B
EPC Rating: D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.