



Grange Way

Durham DH6 5PN

£245,000



Venture  
PROPERTIES



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Grange Way

Durham DH6 5PN



- Detached family home
- EPC RATING - C
- Landscaped rear garden and ample parking

- Four well proportioned bedrooms
- Easy access to Durham City
- Open plan kitchen and dining room

- Popular estate
- Close to the A1(M) for commuting
- Useful utility room and ground floor WC

Early viewing of this four bedroom family home, situated on a sought after estate within Bowburn is highly recommended. Located only 2.5 miles from Durham City and a short drive from the A1(M), it is ideally placed for commuting across the region.

The spacious floor plan comprises of a welcoming entrance hallway and living room leading into an impressive open plan kitchen and dining room which is perfect for modern family living and entertaining. The kitchen follows into a utility room with co-ordinating units and ground floor WC. To the first floor the generous master bedroom has built in storage and an ensuite shower room. There are three more well proportioned bedrooms, all sharing the family bathroom. Externally the property has ample off street parking, an integral garage and landscaped rear garden.

## GROUND FLOOR

### Hall

Welcoming entrance hallway with stairs leading to the first floor and radiator.

### Living Room

15'9" x 11'1" (4.81 x 3.40)

Spacious reception room with a UPVC double glazed window to the front, radiator and double doors leading to the dining area.

### Open Plan Kitchen and Dining Room

18'5" x 10'3" (5.63 x 3.13)

An impressive open plan kitchen and dining room, perfect for modern living and entertaining.

Fitted with a comprehensive range of units having contrasting

work surfaces incorporating a stainless steel sink unit with mixer tap, a built in stainless steel oven and gas hob with extractor over, as well as an integrated fridge, freezer and dishwasher. Further features include a radiator, an understairs storage cupboard, a UPVC double glazed window and french doors opening in to the rear garden.

### Utility Room

7'0" x 5'3" (2.15 x 1.61)

Having co-ordinated units and worktops, wall mounted combi gas central heating boiler, plumbing for a washing machine, radiator and external door to the side of the property.

### WC

Comprising of a low level WC, hand wash basin with tiled splashbacks, radiator and UPVC double glazed opaque window to the rear.

## FIRST FLOOR

### Landing

With radiator and access to the loft which is partly boarded for storage.

### Bedroom One

14'4" x 13'0" (4.37 x 3.98)

Generous master bedroom comprising of a UPVC double glazed window to the front, built in wardrobe, further useful storage cupboard and radiator.

### Ensuite

Fitted with a white suite comprising of a cubicle with a mains fed shower, pedestal wash hand basin and WC. Having tiled splashbacks and flooring, a radiator, extractor fan and UPVC double glazed opaque window to the side.

### Bedroom Two

12'2" x 9'3" (3.73 x 2.84)

Well proportioned double bedroom with a UPVC double glazed window to the front and radiator.

### Bedroom Three

9'7" x 9'3" (2.93 x 2.84)

Double bedroom with a UPVC double glazed window to the rear and radiator.

### Bedroom Four

9'7" x 7'2" (2.93 x 2.20)

Further well proportioned bedroom with a radiator and UPVC double glazed window to the rear.

### Family Bathroom

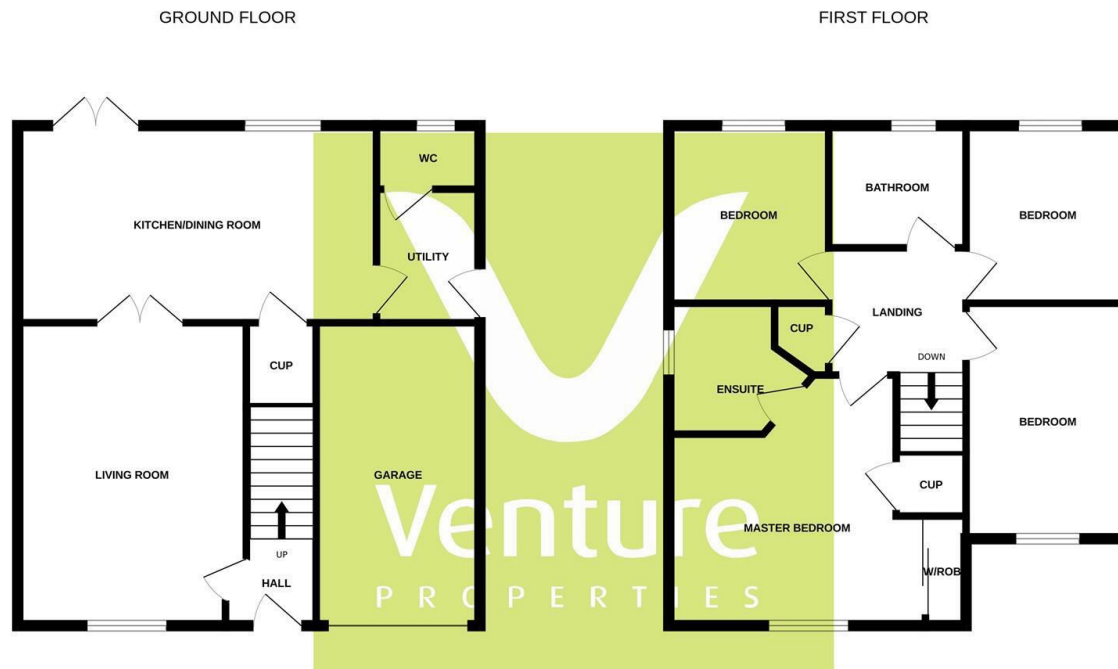
Good sized family bathroom comprising of a panelled bath, pedestal wash basin and WC. Having tiled splashbacks and flooring, a radiator, extractor fan and UPVC double glazed opaque window to the rear.

### EXTERNAL

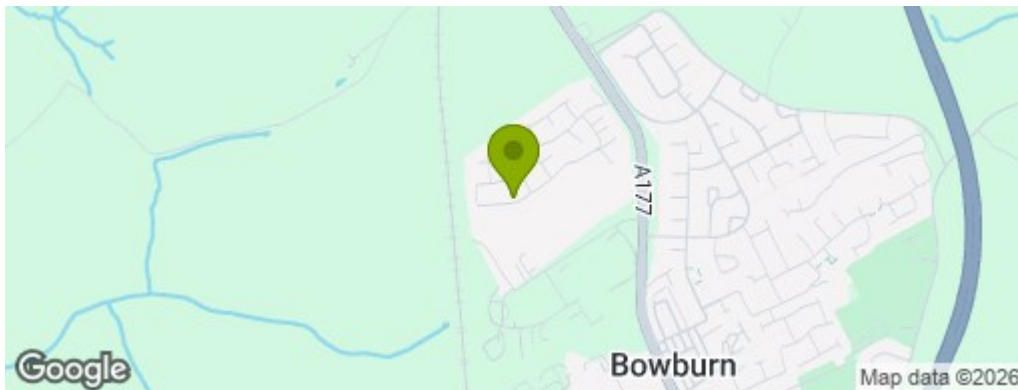
The front of the property provides off street parking and has access to the garage, whilst the rear garden has been landscaped to include a large decked patio area with shed, a fire pit, further paved patio area and lawn.

### Garage

Integral single garage with electric roller door, power and lighting.



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

Tenure: Freehold  
 Gas and Electricity: Mains  
 Sewerage and water: Mains  
 Broadband: Check via OFCOM website.  
 Mobile Signal/coverage: We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: D Annual price: £2,551 (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.

Disclaimer

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