



## Theodore Close

Bearpark DH7 7EH

Offers In The Region Of £199,950





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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# Theodore Close

Bearpark DH7 7EH



- No onward chain
- EPC RATING - B
- Generous plot

- Recently constructed
- Modern stylish interior
- Garage and driveway

- Never lived in
- Immaculate condition
- Popular new development

Venture Properties are delighted to offer for sale with no chain involved, this recently constructed semi detached house with garage, located on the sought after 'The Woodlands' development by Gleeson Homes.

The deceptively spacious accommodation finished to a high specification comprises of a welcoming entrance hallway with cloakroom/WC, spacious living room with picture window and open plan kitchen and dining room which is perfect for entertaining. To the first floor there are three well proportioned double bedrooms, as well as the stylish bathroom. Externally there is driveway parking for two vehicles at the front, a garage which is rare for this property type and a generous rear garden.

We anticipate that this property will appeal to a wide range of buyers and therefore recommend viewings at your earliest convenience.

## GROUND FLOOR

### Hall

Welcoming hallway with a UPVC double glazed window to the side and internal doors to the WC and living room.

### WC

5'2" x 2'9" (1.60 x 0.86)

Comprising of a WC, pedestal wash basin, radiator and UPVC double glazed opaque window to the side.

## Living Room

16'2" x 10'9" (4.93 x 3.28)

Spacious reception room with a UPVC double glazed picture window to the front, an open plan staircase leading to the first floor, understairs storage cupboard and radiator.

## Open Plan Kitchen and Dining Room

16'2" x 12'8" (4.93 x 3.87)

An open plan kitchen with space to dine which is perfect for modern living and entertaining.

The kitchen has been fitted with a range of contemporary units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in stainless steel oven and hob with stainless steel extractor over, along with spaces for a washing machine and fridge/freezer. Further features include a UPVC double glazed window to the rear and french doors opening to the rear garden and a radiator.

## FIRST FLOOR

### Landing

### Bedroom One

11'8" x 10'9" (3.58 x 3.30)

Generous double bedroom with a UPVC double glazed window to the rear, radiator and built in storage cupboard.

## Bedroom Two

12'4" x 7'0" (3.77 x 2.15)

Double bedroom with a UPVC double glazed window to the front, radiator and built in cupboard.

## Bedroom Three

9'2" x 8'9" (2.80 x 2.68)

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

## Bathroom/WC

6'4" x 6'1" (1.95 x 1.87)

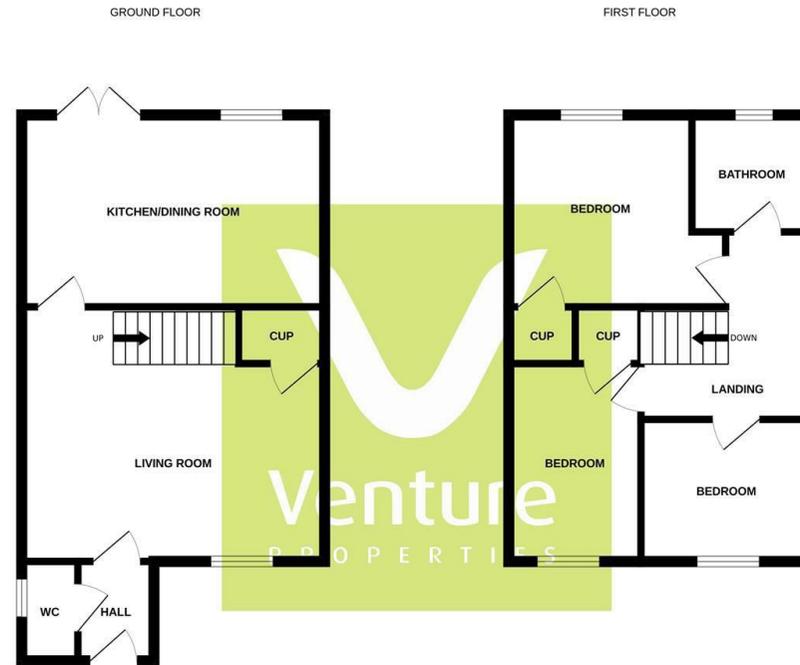
Stylish family bathroom comprising of a panelled bath with mains fed shower over, pedestal wash basin and WC. Having a UPVC double glazed opaque window to the rear, radiator and extractor.

## EXTERNAL

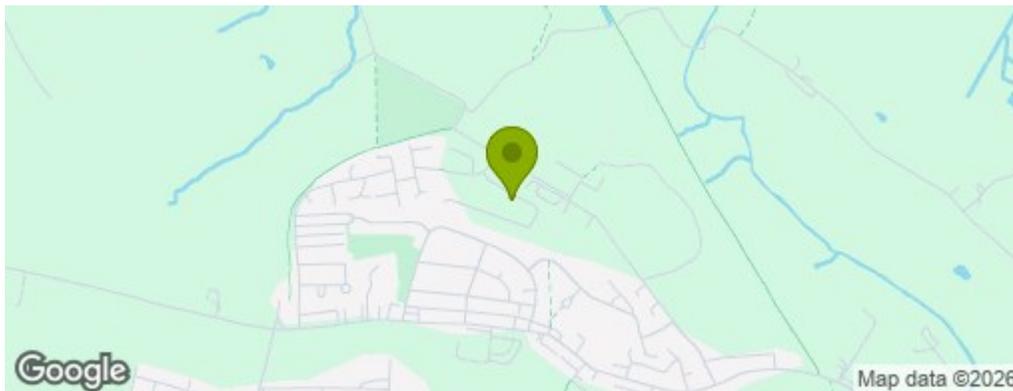
The property enjoys a generous plot with lawned garden to the front and double length driveway which leads to the attached garage. At the rear there is a large, lawned garden with patio area.

## Garage

Single garage with up and over door. There is also an electric car charging point located on the driveway.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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: C Annual price: £2268 (Maximum 2025)  
 Energy Performance Certificate Grade B  
 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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