

Grant Close

Ushaw Moor DH7 7RQ

Offers In The Region Of £249,950

Venture PROPERTIES









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Grant Close

Ushaw Moor DH7 7RQ



- Larger than average plot
- EPC Rating - B
- Cul de sac position
- Four well proportioned bedrooms
- Deceptively spacious
- Utility room and ground floor WC
- Impressive open plan kitchen and dining room
- Views to the rear
- Only 4 miles from Durham City centre

Venture Properties are delighted to offer for sale this four bedroom family home, enjoying a cul de sac location on a larger than average plot with lovely views to the rear.

The property has accommodation comprising of a larger than average entrance hallway with cloakroom/WC, spacious living room and impressive open plan kitchen and dining room which is perfect for modern living and also comes with a useful utility space. To the first floor there are four well proportioned bedrooms, the master with ensuite shower room and two further bedrooms. Externally there are gardens to the front, side and rear, a double length driveway and detached garage.

Ushaw Moor has a range of amenities and is located approximately 4 miles from Durham City Centre where there are a comprehensive range of shopping and recreational facilities and amenities available. It is also well placed for commuting purposes as it lies a short drive from the A690 Highway which provides good road links to other regional centres.

GROUND FLOOR

Entrance Hall
Welcoming, larger than average entrance hall entered via a composite door. With stairs leading to the first floor, cloaks cupboard and radiator.

WC
With pedestal wash basin, WC, radiator and extractor.

Living Room
14'9" x 11'9" (4.50 x 3.60)
Spacious living room with a UPVC double glazed window to the front and radiator.

Open Plan Kitchen and Dining Room
18'8" x 11'9" (5.70 x 3.60)
An impressive open plan kitchen and dining room which is perfect for modern living.

The kitchen is fitted with a comprehensive range of wall and floor units having contrasting worksurfaces incorporating a stainless steel sink and drainer unit incorporating a built in stainless steel electric cooker and gas hob with extractor over, an integrated fridge, freezer and dishwasher and a cupboard housing the combi gas central heating boiler. Further features include a UPVC double glazed window, UPVC french doors opening in to the rear garden and a radiator.

Utility Room
5'6" x 3'11" (1.70 x 1.20)
A useful utility area with fitted floor units and worktops and plumbing for a washing machine.

FIRST FLOOR

Landing
Large landing with access to the loft and a radiator.

Bedroom One
11'9" x 10'9" (3.60 x 3.30)
Generous double master bedroom with a UPVC double glazed window to the front and radiator.

Ensuite
7'2" x 3'11" (2.20 x 1.20)
Comprising of a double shower cubicle with mains fed shower over, pedestal hand wash basin, tiled splashback, WC, extractor and radiator.

Bedroom Two
9'6" x 9'2" (2.90 x 2.80)
Double bedroom with UPVC double glazed window to the rear and radiator.

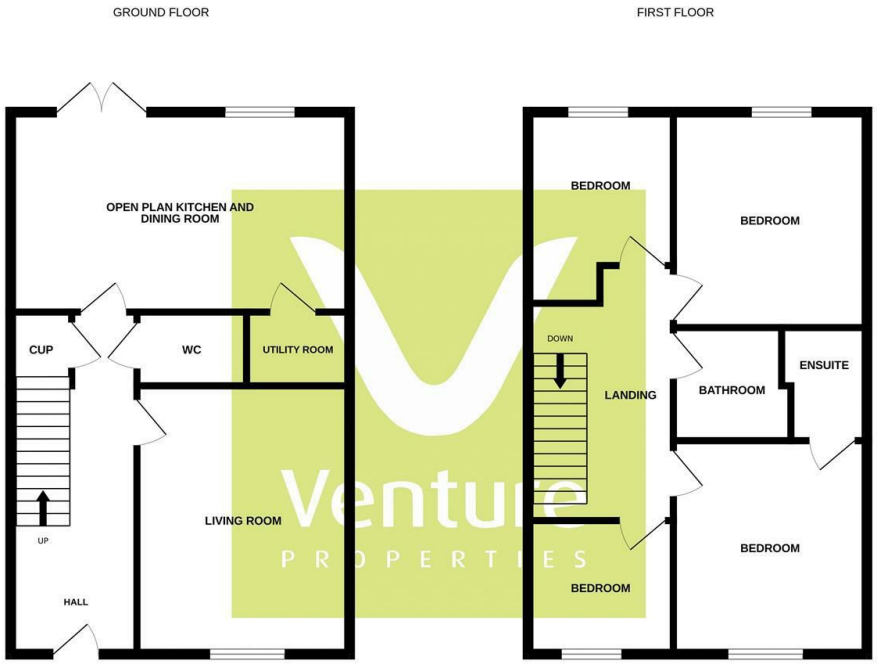
Bedroom Three
9'2" x 8'6" (2.80 x 2.60)
Well proportioned bedroom with a UPVC double glazed window and radiator.

Bedroom Four
7'10" x 7'2" (2.40 x 2.20)
Good sized single bedroom with a UPVC double glazed window to the front and radiator.

Family Bathroom/WC
Stylish white suite comprising of a panelled bath with mixer shower, pedestal hand wash basin and WC. Having an extractor, tiled splashbacks and radiator.

EXTERNAL
The property enjoys a cul de sac position with a larger than average plot with gardens to the front, side and rear, along with a driveway for off street parking.

Garage
Detached single garage with up and over door.



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: £2622 (Maximum 2026)
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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