Dene Drive

Carrville, Durham DH1 1BA

- 3 BEDROOM SEMI DETACHED HOUSE
- LOUNGE & DINING ROOM
- FAMILY BATHROOM
- GARAGE & DRIVEWAY
- 2 MILES FROM DURHAM CITY
- POPULAR RESIDENTIAL DEVELOPMENT
- KITCHEN WITH INTEGRATED OVEN AND HOB
- FRONT & REAR GARDENS
- NO ONWARD CHAIN
- CLOSE TO A1(M) MOTORWAY & A690 DUAL CARRIAGEWAY

Offers In The Region Of £149,950

FULL DESCRIPTION

Semi detached house situated on a highly sought after residential development within Carrville. Available with early vacant possession and no onward chain, this is a perfect family home.
Accessed via UPVC entrance door to the lounge with feature fireplace, through dining room and fitted kitchen with integrated oven and hob and access door to the garden.
Stairs from the first floor landing lead to three bedrooms and family bathroom.
Externally a driveway providing off road parking leads to a single garage and front and rear gardens with laid lawns and mature planted borders.
Benefiting from gas central heating with radiators to all room and UPVC double glazing throughout.
Sure to prove popular amongst buyers, therefore early viewings are strongly recommended to avoid disappointment.

AREA INFORMATION

Set just 2 and a half miles from the beautiful, historic Durham City, Dene Drive will meet the needs of the most discriminating purchasers in terms of location.
Dene Drive is close to Cheveley Park Primary School, St Thomas Moor Catholic School and the newly constructed Belmont Campus providing nursery, primary and secondary school education.
Carrville/Belmont has its own library, playground, park, doctor and dental surgeries, pub and local shops including a post office.
Dene Drive also boasts fantastic countryside walks on its doorstep and t is served with an excellent transport network with park and ride facilities into Durham, the A1(M) motorway and A690 dual carriageway within a mile providing links North and South, and the Durham Railway Station providing access to the East Coast Mainline.

ENTRANCE HALLWAY

UPVC double glazed entrance door leading to hallway with stairs to the first floor landing and double doors to the lounge.

LOUNGE

13'6 x 12'5
Wood feature fire surround with marble hearth and inset fire, coved ceiling and radiator.

DINING ROOM

11'0 x 8'0
Radiator and coved ceiling.

KITCHEN
11'0 x 7'7
Range of wall and floor units with laminate worktops and inset stainless steel sink unit with mixer tap. Integrated oven and ceramic hob. Tiled splashbacks, laminate flooring, plumbed for automatic washing machine and UPVC double glazed door to the garden.

FIRST FLOOR LANDING
Radiator.

BEDROOM 1
15'3 x 8'7
Built-in storage cupboard, radiator and coved ceiling.

BEDROOM 2
29'6"'9'10" x 29'6"'9'10"
Radiator and coved ceiling.

BEDROOM 3
9'8 x 6'6
Radiator and coved ceiling.

BATHROOM
Close coupled wc, pedestal wash hand basin, panel bath with bath tap shower fitting and glass screen, chrome heated towel rail and fully tiled walls and flooring.

GARAGE & DRIVEWAY
Driveway to the front providing off road parking for two cars leading to a single garage with up and over door.

GARDENS
Laid lawn to the front with planted borders and laid lawn to the rear with planted borders, paved pathway and fenced boundaries.

EPC.
EPC Rating - D
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/8400-0005-0122-8678-3663

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, Zoopla.co.uk & 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.

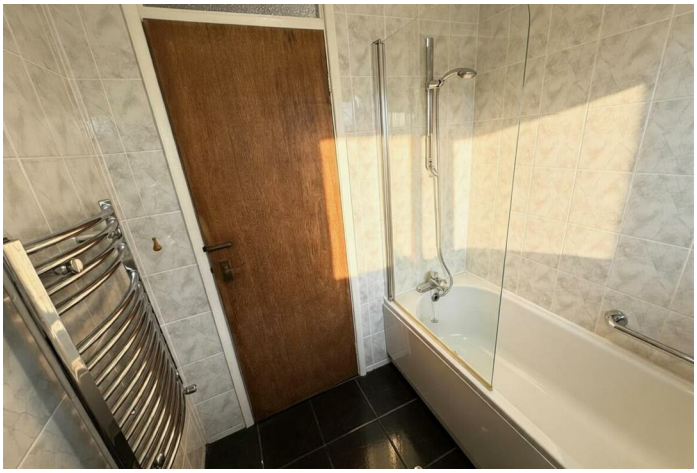
THE PROPERTY OMBUDSMAN.

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:

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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.