

STUART EDWARDS



Pennine View

Sherburn Hill, Durham DH6 1QN

- MODERN LARGE DETACHED HOUSE
- LOUNGE & DINING ROOM
- FAMILY BATHROOM, 2 EN-SUITES & CLOAKROOM/WC
- SOUTH FACING REAR GARDEN
- CLOSE TO A1(M) MOTORWAY & A690 DUAL CARRIAGEWAY
- 5 BEDROOMS
- KITCHEN/BREAKFAST ROOM & UTILITY ROOM
- DOUBLE WIDTH DRIVEWAY & DOUBLE DETACHED GARAGE
- SURROUNDING COUNTRYSIDE VIEWS TO REAR
- 5 MILES FROM DURHAM CITY CENTRE

Offers Over £350,000

Council Tax Band: D
EPC Rating: C

FULL DESCRIPTION

Boasting excellent curb appeal and commanding stunning countryside views, it offers the perfect blend of contemporary living, flexible space, and a convenient location. A striking white picket fence and beautifully manicured lawn frame the front of the property, while a generous double width driveway provides ample off road parking leading to a double garage. A side access gate opens to the impressive south-facing rear garden, featuring a raised decked area making this an ideal spot to enjoy elevated panoramic views across the surrounding countryside. Internally, the home impresses from the moment you step through the modern composite entrance door into a welcoming hallway with stylish panelled walls. The ground floor offers versatile living space with a bright lounge and a separate dining room (currently used as a home office). The heart of the home is the spacious kitchen/breakfast room at the rear, flooded with natural light through large double doors. Completing the ground floor is a useful utility room and a cloakroom/WC. Stairs from the hallway lead to the first floor landing, bedroom with en-suite, three further double bedrooms, and a beautifully fitted family bathroom. A conventional staircase leads to the second floor, where you'll find a generous master bedroom with fitted wardrobes and a lobby area opening into a large, contemporary en-suite shower room. Additional benefits include gas central heating with radiators throughout and UPVC double glazing. Perfectly positioned for convenience, this superb family home sits within easy reach of local amenities, schools, and transport links, making it ideal for modern lifestyles. With its outstanding curb appeal, flexible internal layout, and enviable countryside outlook, this property is sure to attract significant interest. Early viewings are strongly recommended to avoid disappointment.

AREA INFORMATION

Sherburn Hill is located less than 5 miles East of Durham City. The A690 lies a short distance away providing good links to both the A1 and A19 for easy commuting throughout the region. A wide range of local amenities are close by including, retail shops, supermarkets and good primary and secondary schools. The luxury hotels of Hallgarth Manor and Ramside Hall with its spa and golf facilities are also within easy reach. Durham City its self is delightful with its cobbled streets and a range of local and regional retailers as well as a number of well regarded restaurants, bars and newly developed River Walk with Odeon Lux Cinema. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University.

ENTRANCE HALLWAY

Composite entrance door leading through to the hallway with ceramic tiled flooring, stylish half panelled walls, radiator and stairs with under stair cupboard leading to the first floor landing.

LOUNGE

15'4 x 10'6
Feature panelled wall and two radiators.

DINING ROOM

11'3 x 8'7
Currently used as a home office with feature wall and radiator.

KITCHEN/DINER

11'7 x 20'05 overall size
Range of wall and floor units with luxury marble worktops, upstands and inset stainless steel sink and drainer unit with mixer tap. Integrated electric oven with gas hob and extractor hood, Smeg dishwasher, double and single radiators and ceramic tiled flooring. The dining area provides plenty of space for a dining table and has stylish half panelled walls and double glazed patio doors leading to the decked elevated patio and garden.

UTILITY ROOM

7'10 x 6'8
Storage cupboards with laminate worktop, plumbed for automatic washing machine, wall mounted central heating boiler, ceramic tiled flooring and UPVC rear entrance door.

CLOAKROOM/WC

Close coupled wc, wall mounted sink with tiled splashback, ceramic tiled flooring and radiator.

FIRST FLOOR LANDING

With airing cupboard, stylish panelled walls and radiator.



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.

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