



Meadow View

Wheatley Hill DH6 3ND

Offers In The Region Of £160,000





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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Meadow View

Wheatley Hill DH6 3ND



- Open views to the front
- EPC RATING - C
- Garage and double driveway

- Three double bedrooms
- Two reception rooms
- Low maintenance gardens

- Master bedroom with ensuite
- Conservatory
- Downstairs WC

Venture Properties are delighted to offer a fantastic opportunity to purchase this modern, three bedroom detached house in a rarely available location within the village of Wheatley Hill. This superb home offers spacious living accommodation throughout and a lovely open view to the front, all of which must be seen for full appreciation.

The impressive floor plan comprises of a welcoming entrance lobby leading in to the spacious living room with bay window and through to the inner hall which has a cloakroom/WC and a return staircase leading to the first floor. There is a fitted kitchen with integrated appliances, a separate dining room leading to a conservatory which has UPVC double glazed french doors opening in to the rear garden. To the first floor there is a master bedroom with an ensuite shower room, two further double bedrooms and family bathroom. Externally there is a double driveway for off street parking leading to the integral garage and to the rear is an enclosed low maintenance garden which is not directly overlooked.

GROUND FLOOR

Entrance Lobby

Entered via double glazed door. With a UPVC double glazed window to the side, radiator and an internal door to the living room.

Living Room

16'1" x 10'4" (4.91 x 3.15)

Well presented with a UPVC double glazed bay window to the front, two radiators and door to the hall.

Inner Hall

Having a return staircase to the first floor, radiator and internal door to the garage.

WC

With a low level WC, hand wash basin, extractor fan and radiator.

Dining Room

10'3" x 9'0" (3.14 x 2.75)

Having patio doors to the conservatory, recessed spotlighting and radiator.

Conservatory

11'1" x 9'0" (3.40 x 2.75)

An excellent addition to the property with UPVC double glazed windows, french doors opening to the garden, laminate flooring and radiator.

Kitchen

10'0" x 7'10" (3.05 x 2.40)

The kitchen is fitted with a comprehensive range of white gloss wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and gas hob with extractor over, an integrated fridge, freezer and washing machine. Further features include a UPVC double glazed window to the rear, door to the rear garden, recessed spotlighting and radiator.

FIRST FLOOR

Landing

With a UPVC double glazed window to the stairs, airing cupboard and access to the loft.

Bedroom One

12'11" x 10'4" (3.95 x 3.16)

Spacious double bedroom with UPVC double glazed windows to the front, fitted wardrobes and radiator.

Ensuite

6'5" x 3'10" (1.96 x 1.19)

Comprising of a cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks and flooring, radiator, extractor fan and UPVC double glazed opaque window to the front.

Bedroom Two

11'3" x 8'10" (3.45 x 2.70)

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

Bedroom Three

10'2" x 8'0" (3.11 x 2.45)

A further double bedroom with a UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bathroom/WC

9'8" x 5'5" (2.95 x 1.66)

Fitted with a white suite comprising of a panelled spa bath, pedestal wash basin and WC. Having tiled splashbacks and flooring, an extractor fan, radiator and UPVC double glazed opaque window to the front.

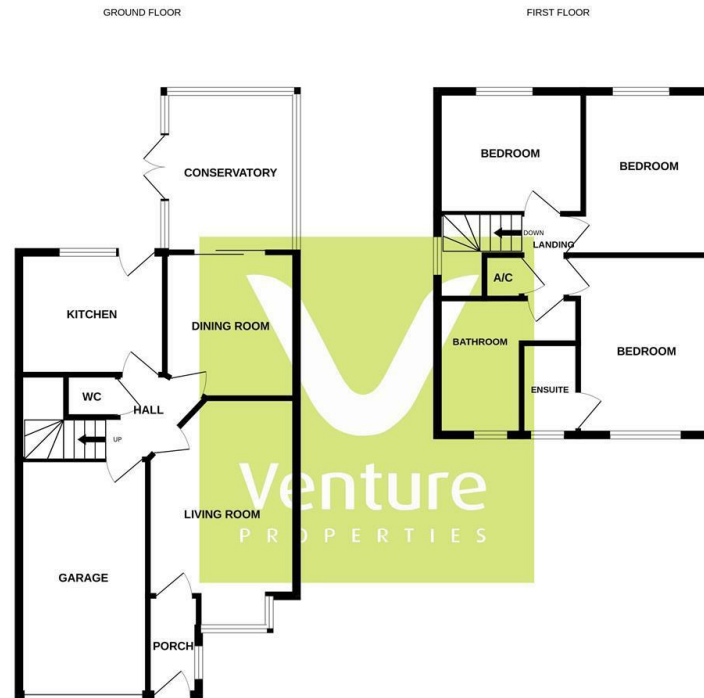
EXTERNAL

To the front of the property is a double driveway providing off street parking for two cars and leading to the garage. At the rear is an enclosed low maintenance garden which is not directly overlooked.

Garage

16'6" x 7'11" (5.05 x 2.43)

Having a roller door, power and lighting, wall mounted gas central heating boiler and door to the inner hall.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, ceilings 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 quantity or efficiency can be given. Made with Lettoplan ©2026



Property Information

Tenure: Freehold
 Gas and Electricity: Mains
 Sewerage and water: Mains
 Broadband: Ultrafast Broadband available. Highest available speed is TBC Mbps.
 Mobile Signal/coverage: We recommend contacting your service provider for further information.
 Council Tax: Durham County Council, Band: C Annual price: £2331(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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