

12 Deans Walk  
Durham  
DH1 1HA



# 12 Deans Walk

## £200,000

Situated in the popular area of Deans Walk, Durham, this beautifully presented semi-detached bungalow offers a delightful living experience. This property is perfect for those seeking a comfortable and manageable home.

The bungalow features a spacious master bedroom, providing a serene retreat for rest and relaxation and a second, nicely sized bedroom. The well-designed layout ensures that every inch of space is utilised effectively, making it ideal for both individuals and couples. A standout feature of this property is the inviting conservatory, which serves as a perfect spot to enjoy the natural light and views of the surrounding gardens throughout the year.

The outdoor space is equally appealing, with well-maintained gardens that offer a tranquil setting for gardening enthusiasts or those who simply wish to unwind in a peaceful environment. Additionally, the property includes a garage, providing convenient storage or parking options.

This semi-detached bungalow is not only a lovely home but also a wonderful opportunity to enjoy the best of Durham living. With its excellent presentation and thoughtful features, it is sure to attract those looking for a comfortable and stylish residence. Do not miss the chance to make this delightful property your own.

### Entrance Hallway

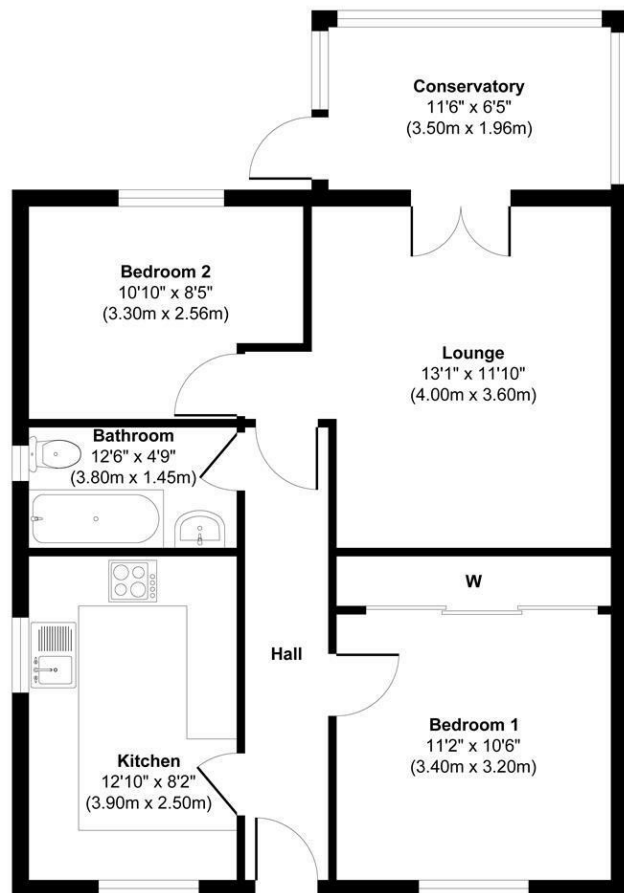
Via a UPVC entrance door, compressed bamboo flooring, radiator, loft access

### Kitchen

Double glazed windows to front and side. Range of base, wall and drawer units with complementing heat resistant work surfaces incorporating a stainless steel sink unit, 4 ring electric hob with filter hood above and eye level oven and microwave, space for fridge freezer, plumbed for washing machine, tiled splashbacks, bamboo flooring, uPVC ceiling with spotlights






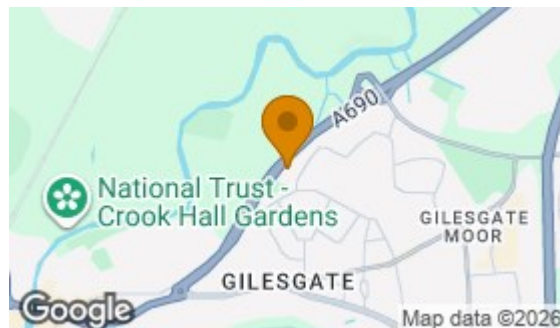


Floor Plan

Approx. Gross Internal Floor Area 690 sq. ft / 64.11 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		



### Bedroom

Double glazed window to front. Range of sliding door wardrobes, bamboo flooring, radiator.

### Bathroom

Double glazed window to side. Walk-in mains fed shower with glass panel and shower head over, low level WC and pedestal wash hand basin, tiled floor, tiled walls, radiator, uPVC ceiling with spotlights.

### Lounge

Double French doors to rear. Radiators and coving.

### Bedroom 2

Double glazed window, coving, radiator

### Conservatory

Double glazed, door to rear garden, laminate flooring

### Externally

Blocked paved driveway with space for several vehicles leading to a detached garage with an up & over door, power and light. Front garden which is mostly laid to lawn. Rear garden, block paved patio seating area, graveled area, lawn and raised bed with mature shrubbery.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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