STUART EDWARDS



Priors Grange

High Pittington, Durham DH6 1DB

- EXTENDED SEMI-DETACHED HOME IN A QUIET CUL-DE-SAC POSITION
- SPACIOUS LOUNGE WITH DOUBLE DOORS TO CONSERVATORY
- CONTEMPORARY FAMILY BATHROOM & STYLISH EN-SUITE
- WELL-LAID REAR GARDEN
- SCENIC LOCAL WALKS AND CLOSE BY
- 4 TASTEFULLY DECORATED BEDROOMS
- MODERN REFITTED KITCHEN
- BLOCK-PAVED DRIVEWAY AND INTEGRAL GARAGE
- STRONG ROAD LINKS TO A690, A1(M) AND A19
- RECENTLY REFURBISHED AND BEAUTIFULLY PRESENTED THROUGHOUT

Asking Price £247,500













FULL DESCRIPTION

Situated in a pleasant cul-de-sac on a popular residential development within High Pittington, this beautifully refurbished and extended semi-detached home offers high-quality family accommodation with modern finishes throughout. The property has undergone improvements in recent years and now presents as a stylish, ready-to-move-into home with generous living space and excellent curb appeal.

A composite entrance door with exterior canopy leads into a hallway through to a spacious lounge, finished with neutral décor and double doors opening into the UPVC double-glazed conservatory providing a versatile additional living space overlooking the rear garden. The recently refitted kitchen is a standout feature, offering an extensive range of modern wall and floor units, a central island, luxury quartz worktops and integrated appliances. Ceramic tiled flooring with electric underfloor heating runs throughout the ground floor, creating a seamless, warm and comfortable environment that connects each room beautifully.

Stairs from the hallway lead to the first floor landing and a master bedroom with stylish en-suite shower room, along with three further tastefully decorated bedrooms and a contemporary family bathroom featuring both a bath and mains-fed shower.

Externally, the property benefits from a block-paved driveway, integral garage with remote controlled door, and a well laid rear garden with paved patio, lawn and established planted borders.

Additional benefits include gas central heating via a combi boiler, UPVC double glazing, and composite access doors.

This is a superb opportunity to purchase a high quality, extended family home in a sought-after cul-de-sac location. Internal inspection is essential to appreciate the space, finish and overall standard of accommodation on offer.

AREA INFORMATION

Located approximately 4 miles east of Durham City, High Pittington is a well-regarded village offering a quiet residential setting, attractive countryside surroundings and a strong sense of community. The area provides a convenient range of local amenities including a village convenience store, nearby pubs and eateries, and further facilities in Belmont such as Tesco, and Sainsbury's Local. Residents enjoy access to a number of scenic local walks, with footpaths leading through open fields, woodland and the surrounding countryside, as well as pleasant routes towards Hallgarth Manor, a charming hotel and restaurant known for its gardens and peaceful setting. Nearby Ramside Hall offers additional leisure opportunities including restaurants, spa facilities, entertainment centre and golf course. Durham City is within easy reach and provides extensive retail, leisure and cultural attractions. High Pittington is extremely well-connected, with excellent transport links via the A690, A1(M) and A19, making it ideal for commuters travelling across the region. Families are well served by reputable schools, including Pittington Primary School within the village and Belmont Community School for secondary education.

ENTRANCE HALLWAY

Composite entrance door leading through to the hallway with radiator, ceramic tiled flooring and stairs to the first floor landing.

LOUNGE

14'3" × 20'2"
Radiator, multi-fuel burner, ceramic tiled flooring and double doors opening into the conservatory..

CONSERVATORY

14'3" × 8'2"
UPVC double glazed with ceramic tiled flooring and access door to the garden.

KITCHEN/DINER

8'2" m× 11'7"
Range of refitted modern wall and floor units with luxury quartz worktops, matching upstands and inset sink and drainer unit with mixer tap. Central island with inset ceramic hob and breakfast bar. Integrated Neff double oven, Neff microwave, dishwasher, space for an American style fridge/freezer, plumbed for automatic washing machine, spot lighting, ceramic tiled flooring with matching splashbacks and composite stable style rear entrance door accessing the garden.

FIRST FLOOR LANIDNG

Radiator.

MASTER BEDROOM

8'2" × 15'8"
Coved ceiling, loft access and radiator.

EN-SUITE SHOWER ROOM

4'11" × 5'10"
Close coupled wc, vanity unit with inset wash hand basin and mixer tap, shower cubicle with mains fed shower and modern glass screen, decor panelled walls, LVT flooring and heated towel rail.









BEDROOM 2
8'8" × 10'5"
Coved ceiling, panelled feature wall, radiator and a range of fitted wardrobes with sliding doors with mirrored fronts.

BEDROOM 3
8'8" × 9'2"
Coved ceiling, panelled feature wall, radiator and a range of fitted wardrobes with sliding doors with mirrored fronts.

BEDROOM 4
5'6" m× 8'6"

BATHROOM
5'6" × 7'2"
Wc, wall hung vanity unit with inset wash hand basin and mixer tap, panel bath with mains fed shower over and modern glass screen, decor panelled walls, ceramic tiled flooring and heated towel rail.

GARAGE & DRIVEWAY
8'2" × 17'10"
Block paved driveway to the front providing off road parking and single integral garage with remote controlled garage door, power and lighting.

REAR GARDEN
Well laid rear garden with paved patio area, laid lawn, planted borders and fenced boundary.

EPC.
EPC Rating - C
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/6736-9621-5600-0762-6226

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.



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Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.
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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.

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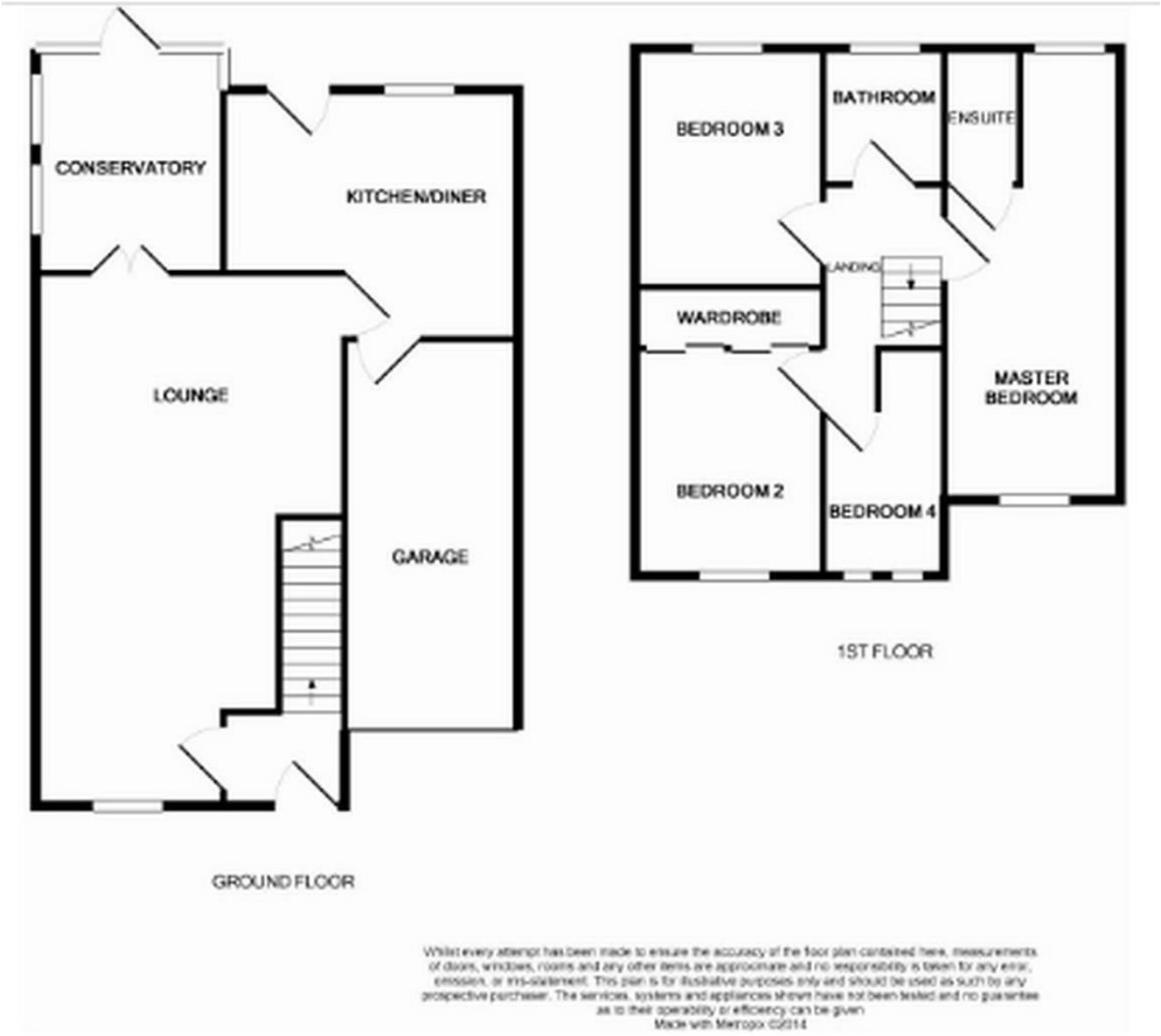






Council Tax Band: B
EPC Rating: C





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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.