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LINTZFORD ROAD, HAMSTERLEY MILL, NE39

Offers Over £595,000

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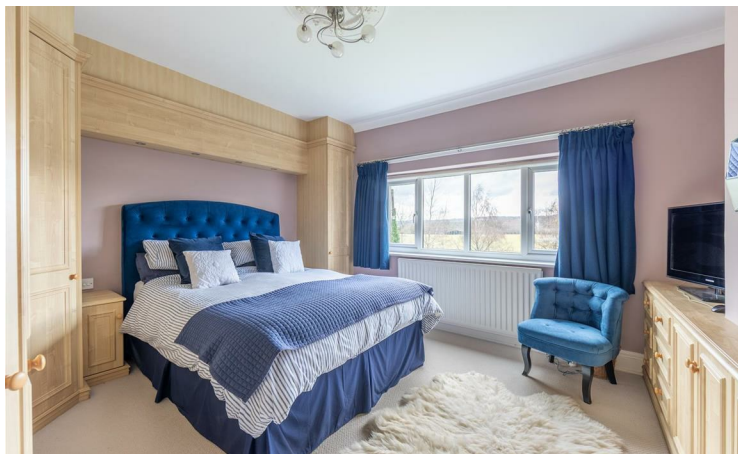
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Substantial 1930'S built detached family home, offering generous and versatile accommodation arranged over two floors. The property is well-suited to modern family living, benefiting from multiple reception spaces, excellent natural light throughout and flexible rooms that can adapt to a range of lifestyle needs.

The accommodation includes several reception rooms, a spacious breakfasting kitchen with adjoining garden room, a utility area and a ground-floor WC. To the first floor are four well-proportioned bedrooms, all with built-in storage, served by a well-appointed family bathroom. A double garage and extensive rear garden provide the ideal spot for entertainment. The layout provides an excellent balance of formal and informal living spaces, ideal for both everyday family life and entertaining.

Lintzford Road is located within the highly desirable rural hamlet of Hamsterley Mill, near Rowlands Gill, offering a peaceful countryside setting surrounded by open woodland and scenic walks. Despite its tranquil position, the area remains conveniently placed for access to Rowlands Gill, Chopwell and the wider Tyne Valley, with Newcastle upon Tyne, Gateshead and Durham all within commuting distance, making it ideal for families seeking space, privacy and connectivity.



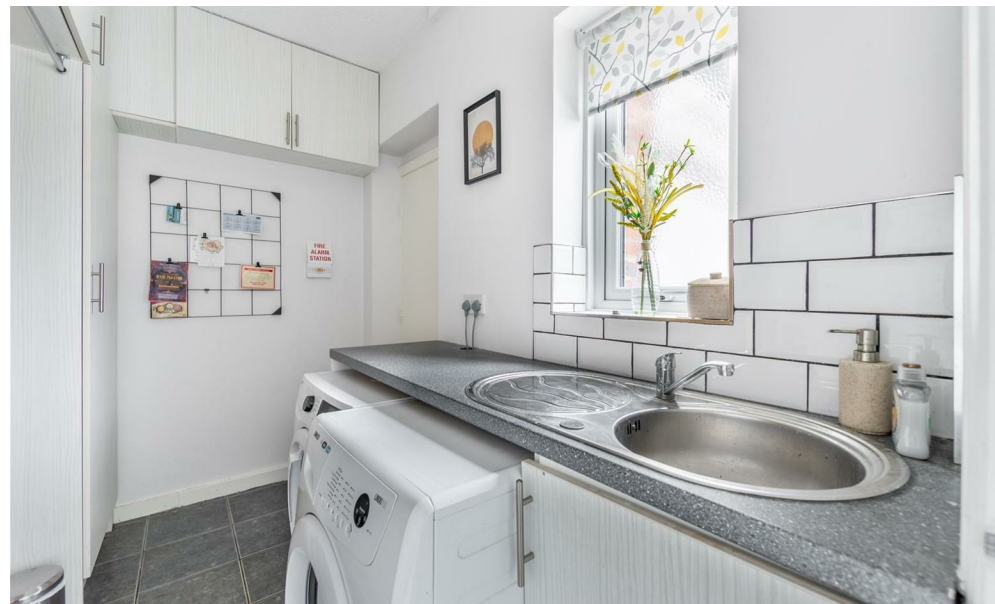
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The internal accommodation comprises: an entrance hall with stairs leading to the first floor, and under-stair storage. To the left, a welcoming lounge enjoys dual aspects, a feature fireplace and a walk-in bow window. Adjacent to this is a dining room, also with a feature fireplace and aspects over the front of the property. Next to this room is a study/office space, also useful as an additional bedroom, which enjoys Velux windows, built-in cupboards and aspects over the side of the property. The hallway then leads to a spacious breakfasting kitchen, which has a range of fitted wall and base units centred around an island, along with integrated appliances. This space opens up into a bright garden room, which could serve as a dining room, with dual aspects and French doors to the rear garden. Off the breakfasting kitchen, there is also access to a hallway leading to a useful utility room and a convenient ground-floor WC. A large living room with a door to the rear garden completes the accommodation on this floor.

On the first floor, a landing leads to four well-proportioned bedrooms, each with built-in storage, and served by a family bathroom, with a four-piece suite and a heated towel rail.

Externally, the front of the property enjoys a long driveway to a double garage, providing off-street parking for multiple vehicles, whilst the large South facing rear garden stands as a notable feature. Laid mainly to lawn and surrounded by mature shrubs, the garden serves as the ideal family and entertainment space, with tiled patio areas providing further seating opportunity.



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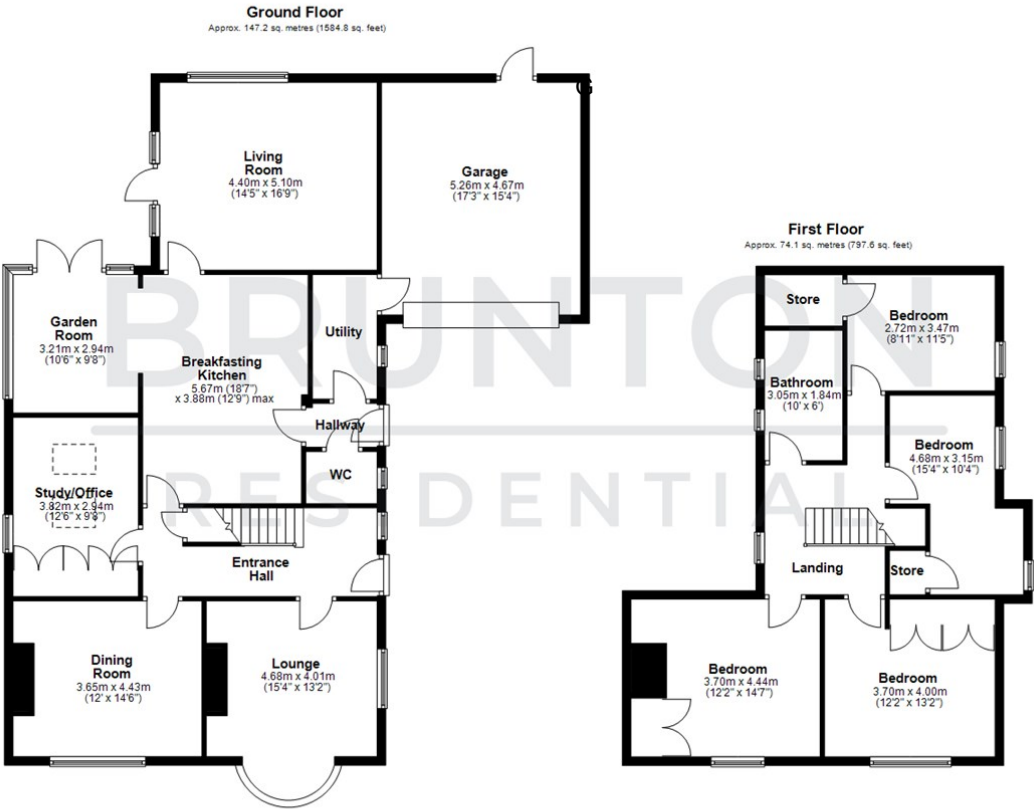
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TENURE : Freehold

LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : G

EPC RATING : C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	