

STUART EDWARDS



Chantry Place

West Rainton, Houghton Le Spring DH4 6PP

- SUPERBLY APPOINTED DETACHED BUNGALOW
- FABULOUS OPEN PLAN LOUNGE/KITCHEN/DINER
- FAMILY BATHROOM & 2 EN-SUITE SHOWER ROOMS
 - SUBSTANTIAL REAR GARDEN
- CLOSE TO A690 DUAL CARRIAGEWAY & A1(M) MOTORWAY
- 5 BEDROOMS
- UTILITY ROOM & CLOAKROOM/WC
- LARGE BLOCK PAVED DRIVEWAY & GARAGE/STORAGE
 - OUTDOOR SUMMERHOUSE
- EXTENSIVELY REFURBISHED THROUGHOUT

Asking Price £495,000





FULL DESCRIPTION

Superbly appointed detached bungalow situated in a highly sought after location within West Rainton Village.

Having undergone an extensive refurbishment program by the current owners, no expense has been spared to create this exceptional family living space.

Fitted to a high-specification a contemporary secure entrance door leads to the fabulous hallway with attractive panelled walls and cloakroom/wc with an access door to a useful internal storage cupboard. The open plan lounge/kitchen/diner has been extensively fitted with handleless luxury units, incorporating a large central island with breakfast bar, quartz worktops and stylish appliances. The dining area has a brick feature wall and provides plenty of space to accommodate a large dining table. Ceramic tiled flooring with underfloor heating throughout helps the room flow seamlessly to the lounge area with 9m bi-folding doors enjoying views over the rear garden helping to flood the room with an abundance of natural light.

All bedrooms are doubles and beautifully presented. The master has its own walk-in wardrobe and en-suite shower room. The second has a fitted wardrobe, French doors accessing the rear garden and also benefits from an en-suite shower room. There are a further three bedrooms with the fifth bedroom currently used as a TV room. The family bathroom is also beautifully fitted with a freestanding bath and separate shower.

Externally a double access gate to the front leads to a large block paved driveway providing off road parking for four cars and attached garage with remote controlled door which is currently used as a storage space.

To the front there's a laid lawn with hedge boundaries. Whilst the rear garden is substantial with large patio area, laid lawn, mature planted borders and timber summerhouse which provides a perfect outdoor entertainment space for both family and friends. From the moment you enter, this home has a real wow factor, with excellent attention to detail. The current owners have created a well thought out space with many bespoke and luxury features throughout.

You couldn't ask much more from a property, this is an opportunity not to be missed!

Sure to prove extremely popular, therefore early viewings are strongly recommended to avoid disappointment.

AREA INFORMATION

West Rainton has a lot to offer, with a wide range of local amenities including local shops, chemist, post office and primary school as well as being closely linked with the neighbouring village of Leamside.

Nearby Rainton Meadows Nature Reserve and Moor House leading to Finchale Abbey provides fabulous walks on the doorstep.

Ramside Hall Hotel, Golf & Spa and Hallgarth Manor lie approximately 1 mile away.

West Rainton will meet the needs of the most discriminating purchasers in terms of location.

The location is ideal for those who require good road access throughout the North East and provides excellent road network links to Durham City, Gateshead, Newcastle upon Tyne and Sunderland. It also lies within close proximity of Houghton le Spring Town Centre and Doxford International Business Park.

Durham City is situated approximately 5 miles away.

The city centre is delightful with its cobbled streets and a range of local and regional retailers and a number of well regarded restaurants and bars. 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 secure entrance door with glass side panels lead to the fabulous entrance hallway with stylish panelled walls, spot lighting, column radiator, coved ceiling and ceramic tiled flooring.

CLOAKROOM/WC

Low level wc, vanity unit with inset wash hand basin and mixer tap, ceramic tiled flooring, tiled splashbacks, chrome heated towel rail, spot lighting and door to storage cupboard.

OPEN PLAN LOUNGE/KITCHEN/DINER

KITCHEN

18'11 x 12'3

Extensive range of stylish high gloss handleless wall and floor units, incorporating central island with seating and luxury quartz worktops with matching upstands and inset sink unit with stainless steel mixer tap. Integrated oven, microwave, fridge/freezer, dishwasher and induction hob with built-in extraction unit. Ceramic tiled flooring with underfloor heating and spot lighting.

LOUNGE/DINING ROOM

35'0 x 15'7

Media unit with TV, feature brick wall, spot lighting, ceramic tiled flooring with underfloor heating and 9m long bi-fold doors overlooking the garden.

UTILITY ROOM

10'2 x 5'9

Range of shaker style storage units with wood effect laminate flooring and inset sink with mixer tap. Plumbed for washer and drier, laminate flooring and chrome heated towel rail.

MASTER BEDROOM

18'10 x 11'9

Walk-in wardrobe, spot lighting and two column radiators.

EN-SUITE

Wall hung wc, wall hung vanity unit with inset wash hand basin and mixer tap, walk-in shower cubicle with mains fed shower and glass screen, ceramic tiled flooring, splashbacks, extractor fan, black heated towel rail and spot lighting.



BEDROOM 2

39'4" x 29'6" x 32'9" x 13'1"

Fitted wardrobe with mirrored fronts, feature wall panelling, laminate flooring, spot lighting, double radiator and UPVC double glazed French doors to the garden.

EN-SUITE

12'9 x 10'4

Low level wc, wall hung vanity unit with wash hand basin and mixer tap, walk-in shower cubicle with mains fed shower and glass screen, ceramic tiled flooring and splashbacks, extractor fan, spot lighting and chrome heated towel rail.

BEDROOM 3

14'0 x 12'0

Built-in wardrobe, spot lighting and double radiator.

BEDROOM 4

13'0 x 9'2

Range of fitted wardrobes with mirrored fronts, spot lighting and double radiator.

BEDROOM 5/SNUG

11'8 x 11'9

Currently used as a tv room.

A range of fitted units with two display cabinets, double radiator, Velux roof light and spot lighting.

FAMILY BATHROOM

10'2" x 5'6"

Wall hung wc, wall hung vanity unit with inset wash hand basin and mixer tap, freestanding bath, separate shower cubicle with mains fed shower, tiled splashback and glass screen. Ceramic tiled flooring, tiled feature wall, spot lighting extractor fan and heated towel rail.

GARAGE & DRIVEWAY

14'11" x 15'5"

An access gate leads to a large block paved driveway providing off road parking for four cars as well as an attached garage with remote controlled door.

Note to buyers: the garage has been converted and is now used as a storage space.

GARDENS

To the front there is a laid lawn, mature plants, hedged boundaries and an access gate to the side of the property leading to the substantial rear garden. The rear garden enjoys a large paved patio area, laid lawn, mature planted borders and timber summerhouse.

SUMMERHOUSE

Timber summerhouse with bi-fold doors, heating, ceramic tiled flooring, power and lighting. The owners have created a perfect outdoor entertainment space to socialise with family and friends. It has its own kitchen area, cloakroom/wc, barbecue area and a space which currently houses a hot tub.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0290-2200-6706-1229-3704>



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.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

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.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: E
EPC Rating: C



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