



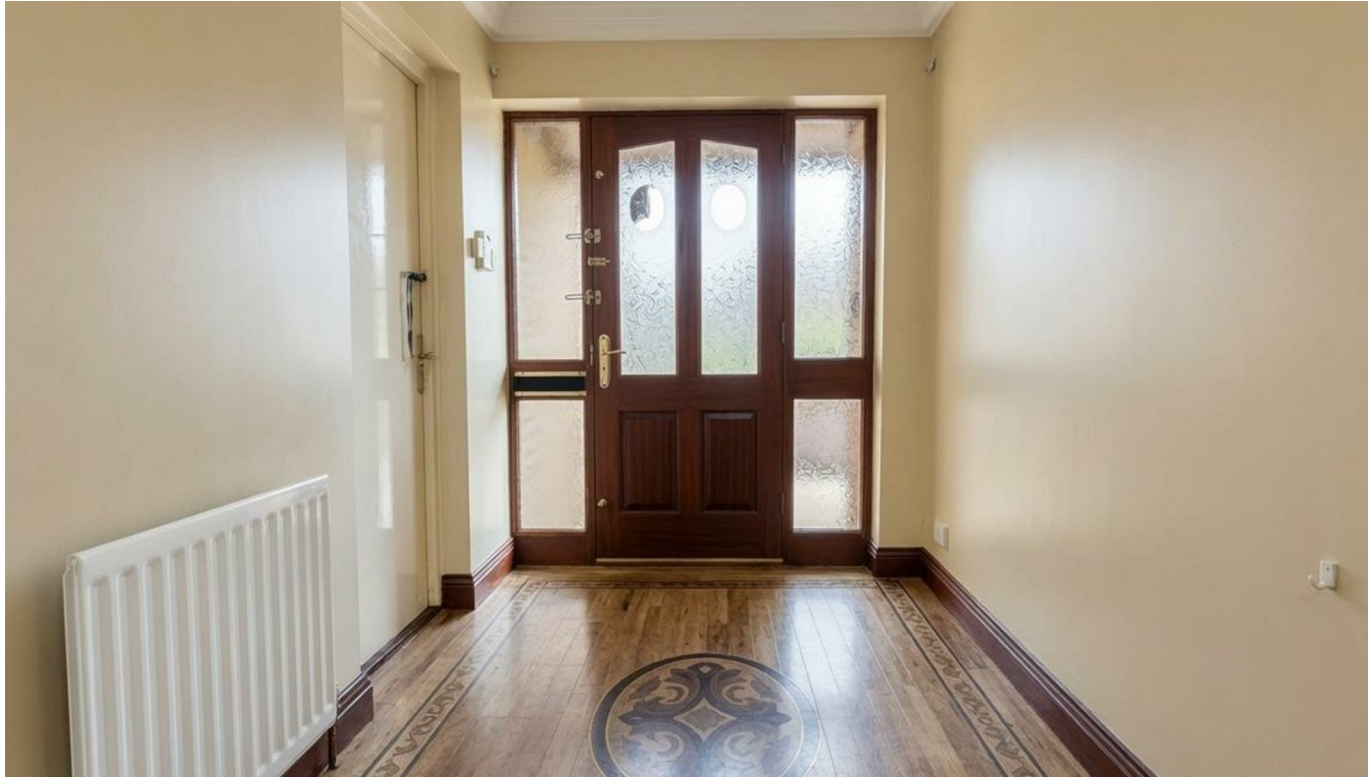
The Willows

Carrville, Durham DH1 1BP

- LARGE DETACHED BUNGALOW
- FITTED KITCHEN, LARGE PANTRY & UTILITY ROOM
- BATHROOM, SHOWER ROOM & CLOAKROOM/WC
- 2 GARAGES & LARGE DRIVEWAY
- 2 MILES FROM DURHAM CITY
- 3 BEDROOMS
- 4 RECEPTION ROOMS
- LANDSCAPED WRAP AROUND GARDENS
- NO ONWARD CHAIN
- CLOSE TO A1(M) MOTORWAY & A690 DUAL CARRIAGEWAY

Offers In The Region Of £450,000





FULL DESCRIPTION

An exceptional opportunity to acquire this substantial detached dormer-style bungalow, set within an exclusive development just two miles from Durham City Centre. Offering outstanding connectivity, the property enjoys easy access to both the A1(M) and A690, providing excellent road links north and south.

Designed with versatility in mind, this exceptionally well-built home delivers a spacious and highly flexible layout that will comfortably suit a wide range of purchasers.

A welcoming entrance porch opens into a generous hallway. The lounge features double doors leading through to a bright conservatory, while the adjacent garden room provides direct access to the garden via double French doors. At the heart of the home lies the extensively fitted kitchen, complete with a large pantry, practical utility room and convenient serving hatch to the dining room.

Further ground floor rooms consist of a generous bedroom with an extensively fitted dressing room and a private ensuite shower room, a second bedroom and cloakroom/WC

Stairs from the hallway lead to a spacious landing to generous master bedroom with its own ensuite bathroom, featuring a separate shower cubicle, walk-in hydro bath and dressing room.

Externally, the property enjoys a fabulous plot with ample off-road parking for several vehicles, a large integral garage, a detached garage and brick-built storage shed. The wrap-around landscaped gardens with resin patio area providing an exceptional outdoor space to enjoy the setting of this beautiful home.

Benefiting from gas central heating, hardwood-framed double glazing and a security alarm system, this quality home is offered with no onward chain.

Viewings are strongly recommended to fully appreciate the scale and flexibility this impressive property has to offer.

AREA INFORMATION

Set just 2 and a half miles from the beautiful, historic Durham City, Carrville will meet the needs of the most discriminating purchasers in terms of location.

The Willows is close to Cheveley Park Primary School, St Thomas Moor Catholic School and the newly constructed Belmont Campus providing nursery, primary and secondary school education.

Carrville/Belmont has its own library, playground, park, doctor and dental surgeries, pub and local shops including a post office.

Additionally, Ramside Hall hotel and Spa with highly regarded golf course is also nearby.

Carrville also boasts fantastic countryside walks on its doorstep and is served with an excellent transport network with park and ride facilities into Durham, the A1(M) motorway and A690 dual carriageway within a mile providing links North and South, and the Durham Railway Station via Durham City, providing access to the East Coast Mainline.

PORCH

With luxury Kamdean flooring, radiator and access door to the integral garage. Opening onto the hallway.

ENTRANCE HALLWAY

With double radiator and coved ceiling.

LOUNGE

17'4" x 15'11"

Feature fire place with inset gas fire, radiator, coved ceiling and double internal doors leading to the conservatory.

CONSERVATORY

11'5" x 15'3"

Double radiator, spot lights, tiled flooring and door to the garden.

KITCHEN

15'6" x 15'10"

Range of wall and floor units with luxury quartz worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated dishwasher and double oven with hob and extractor hood. Tiled splashbacks, spot lights, double radiator, coved ceiling and heated towel rail.

PANTRY

6'8" x 7'3"

Range of wall and floor units with luxury quartz worktops, tiled splashbacks, vinyl flooring, coved ceiling, spot lights and internal door to the utility room.

UTILITY ROOM

7'8" x 11'10"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit, plumbed for automatic washing machine, spot lights, access to roof void and access door to the garden.

GARDEN ROOM

21'5" x 11'7"

Resin flooring and two double French doors to the garden.

BEDROOM 1

13'6" x 12'3"

Range of fitted wardrobes, double radiator and coved ceiling.

EN-SUITE BATHROOM

5'9" x 12'5"

Low level wc, wash hand basin, shower cubicle with mains fed shower, double radiator, storage cupboard, spot lights and tiled walls.

DRESSING ROOM

10'4" x 7'1"

A range of fitted storage furniture, coved ceiling and double radiator.

BEDROOM 2

13'6" x 10'9"

Double radiator and coved ceiling.

CLOAKROOM/WC

7'4" x 6'5"

Low level wc, vanity storage unit with inset wash hand basin, tiled walls, storage cupboard and coved ceiling.

FIRST FLOOR LANDING

Coved ceiling, double radiator and storage cupboard.

BEDROOM 3

19'10" x 16'5"

Double radiator and coved ceiling.

EN-SUITE

13'0" x 9'7"

Low level wc, vanity storage unit with laminate worktop, pedestal wash hand basin, shower cubicle with mains fed shower, walk-in hydro bath, tiled walls, extractor fan, coved ceiling and heated towel rail.

DRESSING ROOM

6'5" x 13'0"

Range of fitted bedroom furniture, coved ceiling, laminate flooring, radiator and door to roof void housing the hot water tank.

INTEGRAL GARAGE

18'4" x 18'1"

With electric roller doors, power lighting and a range of fitted wall and floor units with stainless steel sink and drainer i=unit.

FRONT

With large driveway providing off road parking for several vehicles, laid lawn with mature planted borders and patio area.

SIDE

Brick built garage with pitched roof, electric up and over door, power, lighting and side access door.

REAR

Laid lawn with mature planted borders.

EPC.

EPC Rating -

EPC Link -

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: F
EPC Rating:



1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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.