



## Gladstone Terrace

Durham DH6 4EG

Offers In The Region Of £184,950





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# Gladstone Terrace

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- Must be viewed for full appreciation
- Quality fitted kitchen and appliances
- Large open plan living and dining room

- Recently refurbished to a high standard
- EPC RATING - D
- Ground floor WC and Utility room

- Four generously proportioned bedrooms
- Luxurious bathroom
- Easy access to village amenities

Only through viewing can this superb double terrace property offering very spacious living accommodation, be fully appreciated. Situated within walking distance to village amenities and a primary school, this would be a perfect home for family buyers.

The very impressive living accommodation has been recently refurbished to a high standard and comprises of an entrance hallway with cloaks cupboard, large open plan living and dining room with fireplace and french doors opening to the rear garden, a quality refitted kitchen with a host of integrated appliances and a rear lobby/utility room leading to a recently fitted ground floor WC. To the first floor there are four well proportioned double bedrooms and a luxurious family bathroom. Externally there is a low maintenance courtyard garden.

Coxhoe offers a wide range of local amenities and primary schools, which are all within walking distance. There are also excellent commuting links via the A1(M), and routes towards Durham and Teesside.

## GROUND FLOOR

### Hall

Welcoming hallway entered via UPVC double glazed door. Having a staircase leading to the first floor, cloaks/storage cupboard, recessed spotlighting and radiator.

### Living Room

19'5" x 11'11" (5.93 x 3.64)

Spacious reception room with two UPVC double glazed windows to the front, a feature fireplace housing a gas fire, alcove storage and shelving, coving, a picture rail and radiator.

### Dining Room

16'1" x 12'0" (4.91 x 3.66)

Open plan to the living room creating a large space which is perfect for entertaining. Having UPVC double glazed french doors opening to the rear, coving, a picture rail, wood laminate flooring and radiator.

### Kitchen

13'1" x 10'10" (4.00 x 3.32)

Recently refitted with a comprehensive range of modern wall and floor units having contrasting work surfaces incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and gas hob with extractor over, an integrated dishwasher and fridge/freezer space. Further features include a UPVC double glazed window to the side, recessed spotlighting, laminate flooring and plinth heater.

### Utility Room

7'5" x 4'4" (2.28 x 1.34)

Having a UPVC double glazed window and external door to the rear, fitted work surface, plumbing for a washing machine, space for a tumble dryer, recessed spotlighting and heated towel rail.

### WC

4'5" x 4'4" (1.35 x 1.34)

Fitted with a WC and wash basin inset to a vanity unit. With a UPVC double glazed opaque window to the side, recessed spotlighting and radiator.

## FIRST FLOOR

### Landing

Having recessed spotlighting and access to the loft.

### Bedroom One

13'4" x 11'11" (4.08 x 3.65)

Generous double bedroom with a UPVC double glazed window to the front, coving and radiator.

### Bedroom Two

11'11" x 10'5" (3.65 x 3.18)

Double bedroom with a UPVC double glazed window to the rear, coving, radiator and two built in wardrobes, one housing the combi gas central heating boiler.

### Bedroom Three

12'0" x 10'6" (3.68 x 3.21)

Generous double bedroom with a UPVC double glazed window to the front, coving and radiator.

### Bedroom Four

12'10" x 10'8" max (3.93 x 3.27 max)

Further well proportioned bedroom with a UPVC double glazed window to the rear, recessed spotlighting and radiator.

### Family Bathroom/WC

14'4" x 4'11" ext to 6'8" (4.39 x 1.52 ext to 2.05)

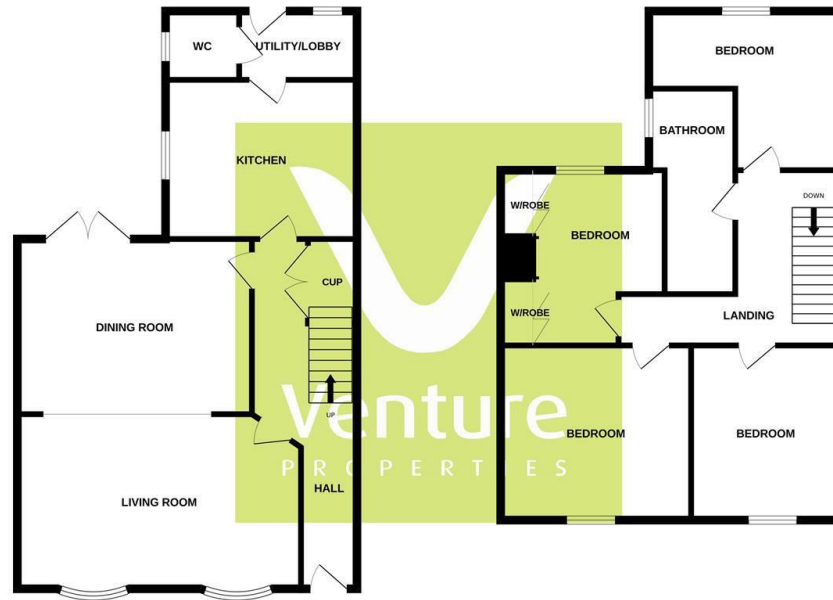
Luxurious recently refitted bathroom comprising of a bath, walk-in cubicle with mains fed shower, his and hers sinks set to a vanity unit and WC. Further features include a vanity mirror, fully tiled walls, laminate flooring, recessed spotlighting, heated towel rail and UPVC double glazed opaque window to the side.

## EXTERNAL

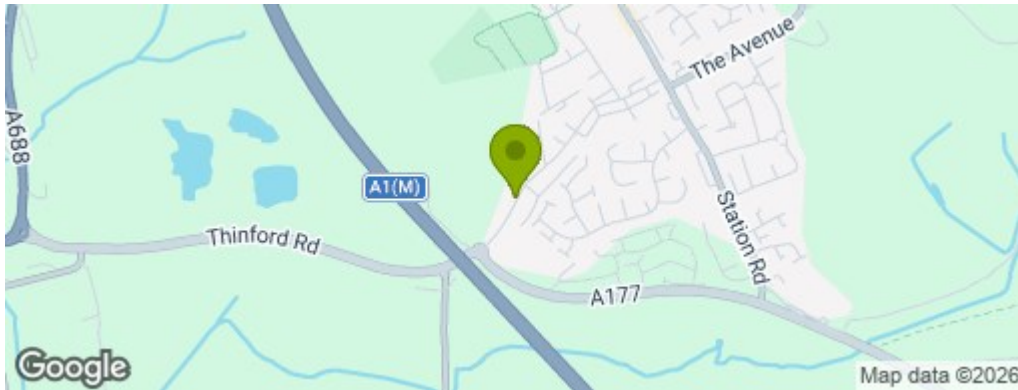
To the rear of the property is an enclosed, courtyard garden.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Tenure: Freehold  
 Gas and Electricity: Mains  
 Sewerage and water: Mains  
 Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.  
 Mobile Signal/coverage: We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)  
 Energy Performance Certificate Grade D  
 Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
 Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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