

BRUNTON

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LEE HILL COURT, LANCHESTER, DURHAM, DH7

£450,000

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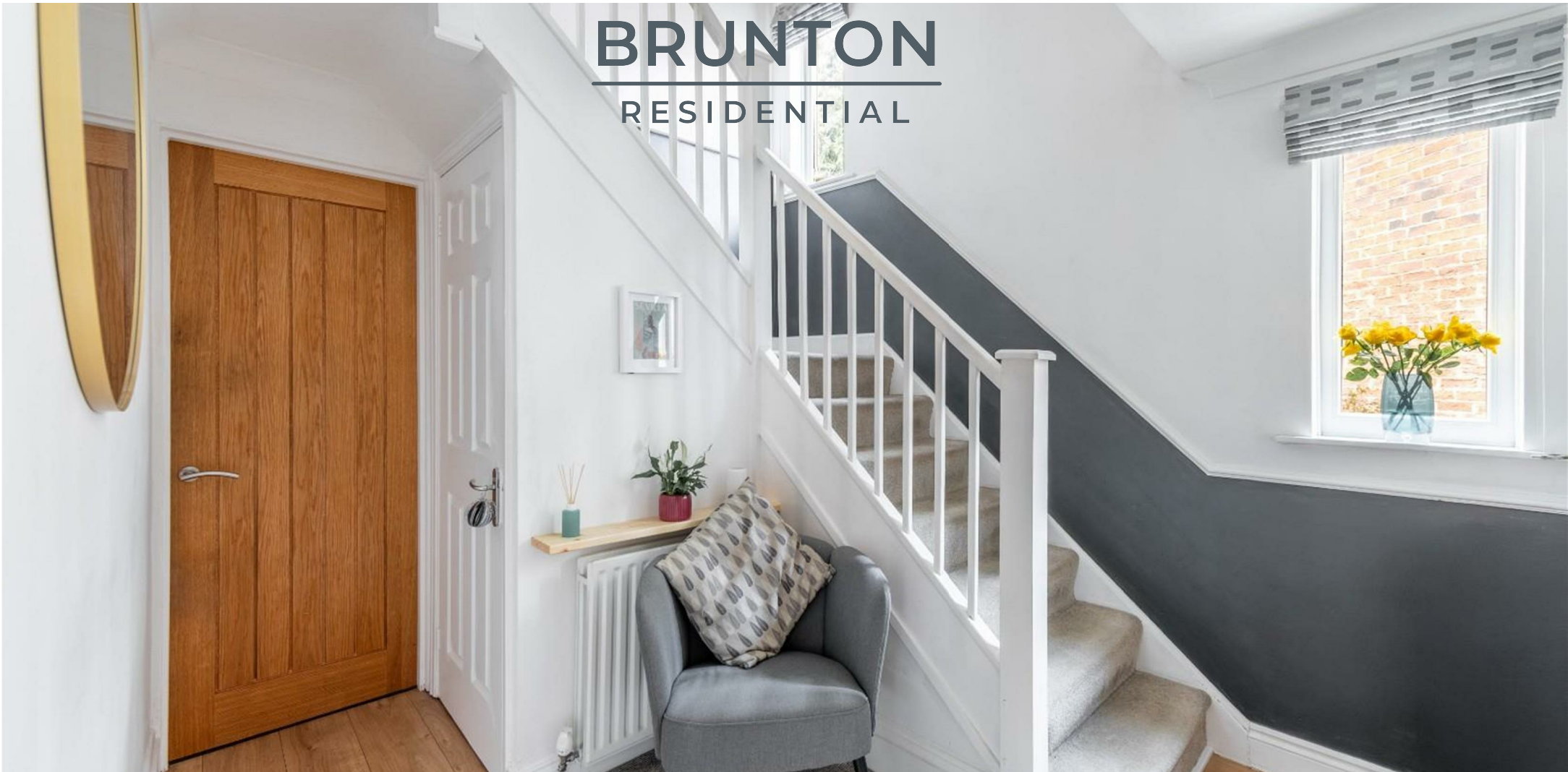
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Spacious and well-presented four bedroom detached home situated within the desirable Lee Hill Court development in Lanchester, offering versatile accommodation ideal for family living.

The property provides excellent living space throughout, including a dual-aspect lounge/dining room and a bright conservatory that enhances the connection to the garden. A well-equipped kitchen with breakfast area, additional home office space, and multiple bedrooms with superb family bathroom and two en-suite facilities ensure both practicality and flexibility for modern lifestyles. Externally, the property benefits from a driveway and integral garage providing ample parking, alongside a private rear garden with lawn, patio and attractive stone boundary wall.

Lanchester is a village in the county of Durham, located approximately 8 miles southwest of Durham City. With a population of around 1,500, the village is well regarded for its picturesque countryside setting, historic character, and strong sense of community. A wider range of amenities can be found nearby in Corbridge, Hexham, and Shotley Bridge, while Newcastle, Durham, and excellent transport links are all easily accessible, making Lanchester an ideal balance of rural living and convenience.

Families are well catered for with local schooling options. Lanchester All Saints Church of England Primary School serves the village and is highly regarded for its supportive environment and strong community links. For secondary education, a range of highly regarded schools and academies can be found in nearby towns and villages, with easy access by road, providing excellent choices for families with older children.

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The internal accommodation comprises: an entrance vestibule leading into a welcoming hallway with stairs leading up to the first-floor landing, a convenient ground-floor WC and useful under-stairs storage. Straight ahead, there is a spacious dual-aspect lounge/dining room, offering an excellent main living and entertaining space. This room benefits from sliding doors leading into a bright and generously sized conservatory, which enjoys a pleasant outlook over the rear garden and features French doors opening out onto the patio, creating a seamless connection between indoor and outdoor living. Positioned off the hallway is a well-equipped kitchen/breakfast room, fitted with a range of wall and base units, integrated appliances including an oven, hob and extractor fan, and ample work surface space. A breakfasting area adds further versatility, while the kitchen leads through to a useful home office space, which in turn provides access to the rear garden and the integral garage.

To the first floor, the landing provides access to four well-proportioned bedrooms. The main bedroom benefits from a walk-in wardrobe and a private en-suite shower room, while a second bedroom features an en-suite WC. The remaining bedrooms are served by a well-appointed family bathroom comprising a bath with overhead shower, WC and wash hand basin.

Externally, to the front of the property, there is a driveway providing off-street parking for multiple vehicles, along with access to the integral garage which is larger than average and additional storage. To the rear, there is an enclosed garden, predominantly laid to lawn and bordered by an attractive stone wall, with a patio area positioned to take advantage of the outlook, creating an ideal space for outdoor seating and entertaining.



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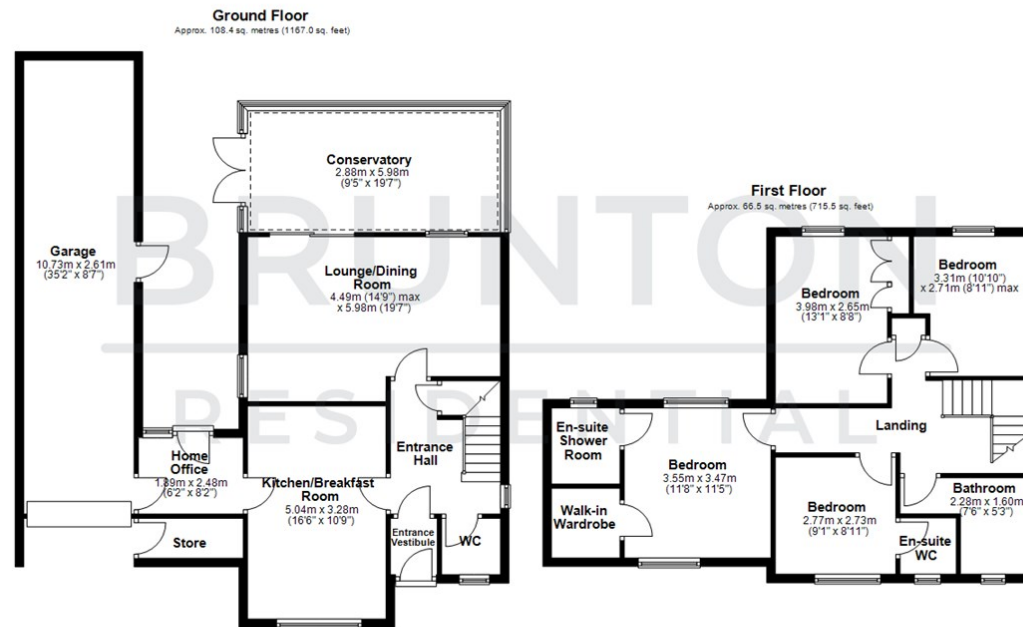
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TENURE : Freehold

LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : E

EPC RATING : C



Total area: approx. 174.9 sq. metres (1882.5 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	80
England & Wales		EU Directive 2002/91/EC	

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