

**STUART
EDWARDS**



Priors Grange

High Pittington, Durham DH6 1DB

- EXTENDED SEMI-DETACHED HOME IN A QUIET CUL-DE-SAC POSITION
- SPACIOUS LOUNGE WITH DOUBLE DOORS TO CONSERVATORY
- CONTEMPORARY FAMILY BATHROOM & STYLISH EN-SUITE
 - WELL-LAID REAR GARDEN
- SCENIC LOCAL WALKS AND CLOSE BY
- 4 TASTEFULLY DECORATED BEDROOMS
 - MODERN REFITTED KITCHEN
- BLOCK-PAVED DRIVEWAY AND INTEGRAL GARAGE
- STRONG ROAD LINKS TO A690, A1(M) AND A19
- RECENTLY REFURBISHED AND BEAUTIFULLY PRESENTED THROUGHOUT

Asking Price £247,500

Council Tax Band: B
EPC Rating: C

FULL DESCRIPTION

Situated in a pleasant cul-de-sac on a popular residential development within High Pittington, this beautifully refurbished and extended semi-detached home offers high-quality family accommodation with modern finishes throughout. The property has undergone improvements in recent years and now presents as a stylish, ready-to-move-into home with generous living space and excellent curb appeal.

A composite entrance door with exterior canopy leads into a hallway through to a spacious lounge, finished with neutral décor and double doors opening into the UPVC double-glazed conservatory providing a versatile additional living space overlooking the rear garden. The recently refitted kitchen is a standout feature, offering an extensive range of modern wall and floor units, a central island, luxury quartz worktops and integrated appliances. Ceramic tiled flooring with electric underfloor heating runs throughout the ground floor, creating a seamless, warm and comfortable environment that connects each room beautifully.

Stairs from the hallway lead to the first floor landing and a master bedroom with stylish en-suite shower room, along with three further tastefully decorated bedrooms and a contemporary family bathroom featuring both a bath and mains-fed shower.

Externally, the property benefits from a block-paved driveway, integral garage with remote controlled door, and a well laid rear garden with paved patio, lawn and established planted borders.

Additional benefits include gas central heating via a combi boiler, UPVC double glazing, and composite access doors.

This is a superb opportunity to purchase a high quality, extended family home in a sought-after cul-de-sac location. Internal inspection is essential to appreciate the space, finish and overall standard of accommodation on offer.

AREA INFORMATION

Located approximately 4 miles east of Durham City, High Pittington is a well-regarded village offering a quiet residential setting, attractive countryside surroundings and a strong sense of community. The area provides a convenient range of local amenities including a village convenience store, nearby pubs and eateries, and further facilities in Belmont such as Tesco, and Sainsbury's Local. Residents enjoy access to a number of scenic local walks, with footpaths leading through open fields, woodland and the surrounding countryside, as well as pleasant routes towards Hallgarth Manor, a charming hotel and restaurant known for its gardens and peaceful setting. Nearby Ramside Hall offers additional leisure opportunities including restaurants, spa facilities, entertainment centre and golf course. Durham City is within easy reach and provides extensive retail, leisure and cultural attractions. High Pittington is extremely well-connected, with excellent transport links via the A690, A1(M) and A19, making it ideal for commuters travelling across the region. Families are well served by reputable schools, including Pittington Primary School within the village and Belmont Community School for secondary education.

ENTRANCE HALLWAY

Composite entrance door leading through to the hallway with radiator, ceramic tiled flooring and stairs to the first floor landing.

LOUNGE

14'3" x 20'2"

Radiator, multi-fuel burner, ceramic tiled flooring and double doors opening into the conservatory..

CONSERVATORY

14'3" x 8'2"

UPVC double glazed with ceramic tiled flooring and access door to the garden.

KITCHEN/DINER

8'2" m x 11'7"

Range of refitted modern wall and floor units with luxury quartz worktops, matching upstands and inset sink and drainer unit with mixer tap. Central island with inset ceramic hob and breakfast bar. Integrated Neff double oven, Neff microwave, dishwasher, space for an American style fridge/freezer, plumbed for automatic washing machine, spot lighting, ceramic tiled flooring with matching splashbacks and composite stable style rear entrance door accessing the garden.

FIRST FLOOR LANIDNG

Radiator.



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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.