



Park House Close

Sherburn Village DH6 1DP

Offers In The Region Of £125,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Park House Close

Sherburn Village DH6 1DP



- Perfect starter home
- EPC RATING - D
- Enclosed garden with large shed

- Beautifully presented
- Two double bedrooms
- Cul de sac location

- Recently fitted quality kitchen and utility
- Open plan living area with wood burning stove
- Sought after village

Situated in a highly sought after position within Sherburn Village, this superb semi detached house has been much improved by the current owner and provides many lovely features including a recently refitted kitchen and utility room which has been fitted to a high standard. This impressive property would be perfect for first time buyers or those looking to downsize searching for a home in a ready to move in to condition.

The spacious floor plan comprises of an entrance porch leading in to a generous open plan living area with wood burning stove and french doors opening to the rear garden, gorgeous recently refitted kitchen and coordinating utility room. To the first floor, the landing has a UPVC double glazed window and access to two large double bedrooms and bathroom fitted with modern white suite. Externally the property has a cul de sac location with an enclosed rear garden with large wooden outbuilding.

This beautifully presented home must be viewed for full appreciation.

GROUND FLOOR

Entrance Porch

Welcoming porch entered via a composite door with full length side window. Having a glazed door to the living area.

Open Plan Living Area

18'3" x 15'10" (5.57 x 4.84)

A superb open plan reception room with a UPVC double glazed window to the rear and french doors opening to the garden, a feature fireplace with beamed mantle housing a wooden burning stove, two bespoke storage and shelving units, two radiators and an open plan staircase leading to the first floor.

Kitchen

9'8" x 8'5" (2.96 x 2.58)

The kitchen has been recently refitted with a comprehensive range of quality wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in oven and hob with extractor over, an integrated washing machine and dishwasher. Further features include a UPVC double glazed window to the front and recessed spotlighting.

Utility Room

6'8" x 4'0" (2.04 x 1.22)

Fitted with co-ordinating units, an integrated fridge and freezer, a panel radiator, recessed spotlighting and external door to the side.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the front and access to the loft.

Bedroom One

14'11" x 9'3" (4.56 x 2.84)

Generous double bedroom with a UPVC double glazed window to the rear, radiator and a cupboard housing the combi gas central heating boiler.

Bedroom Two

10'9" x 10'9" (3.30 x 3.30)

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

Bathroom/WC

7'3" x 5'6" (2.21 x 1.68)

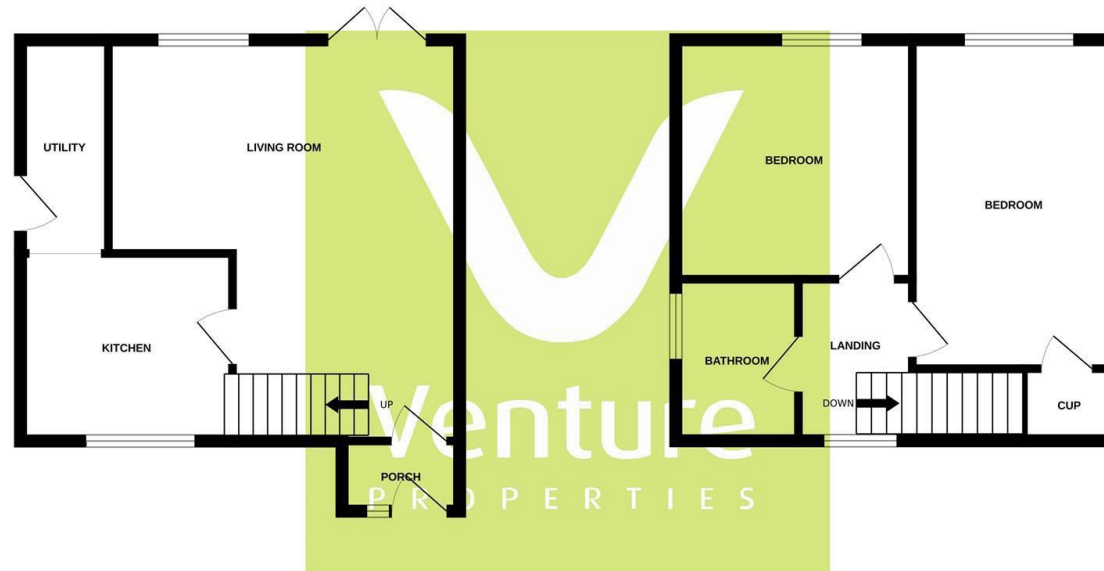
Fitted with a white suite comprising of a panelled bath with electric shower over, pedestal wash basin and WC. Having tiled splashbacks and UPVC double glazed opaque window to the side.

EXTERNAL

To the front of the property is a lawned garden, whilst to the rear is a further generous, enclosed garden with lawn, patio area and large wooden outbuilding.

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: Check via OFCOM website.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1784 (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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