STUART EDWARDS

Blackcliffe Way

Bearpark, Durham DH7 7TJ

- MODERN DETACHED HOUSE
- 3 MILES FROM DURHAM CITY
- SHAKER STYLE KITCHEN
- 3 BEDROOMS
- LOUNGE THROUGH DINING ROOM
- EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- LARGE DRIVEWAY AND DOUBLE LENGTH GARAGE
- ESTABLISHED CORNER PLOT
- FRONT & REAR GARDENS

Asking Price £225,000

Council Tax Band: C
EPC Rating: D

FULL DESCRIPTION
Modern detached house situated on corner plot within an established development in Bearpark.
Formerly a 4 bedroom property, it has now been converted to a 3 bedroom to provide more spacious rooms.
Accessed via a composite entrance door leading to the well presented lounge opening onto the dining area with UPVC double glazed French doors overlooking the garden. The kitchen is extensively fitted with shaker style wall and floor units, electric oven and induction hob.
An open staircase from the lounge leads to the first floor landing, master bedroom with en-suite shower room, a further 2 bedrooms and stylish family bathroom suite.
Externally a large driveway providing ample off road parking leads to a double length garage.
Benefiting from a new gas central heating boiler installed in 2024 with radiators to all rooms, UPVC double glazing and Venetian blinds throughout.
This is a perfect family home in a popular and convenient location.
In ready to move into condition, sure to prove popular. Viewings are recommended.

AREA INFORMATION
Bearpark is a village in County Durham. It is situated approximately 3 miles west of Durham. There are typical village facilities that include a co-op supermarket, primary school, children's nursey, health and leisure facilities as well as excellent road access and bus service into the historic cathedral city of Durham. The A167 also lies, a short drive away providing good road links to both the North and South of the region. Locally there are also public footpaths and bridle ways from which to enjoy the surrounding countryside.

ENTRANCE LOBBY
Composite entrance door leading to lobby with radiator.

LOUNGE
15'10 x 11'10
Oriel window, laminate flooring, coved ceiling, radiator and open staircase to the first floor landing.

THROUGH DINING ROOM
8'2 x 8'1
With double radiator, laminate flooring, coved ceiling and UPVC double glazed patio doors to the rear garden.

KITCHEN
13' x 10'4 overall size
Range of shaker style wall and floor units with glass display fronts, wood effect laminate worktops and inset white enamel sink unit with drainer and mixer tap.. Integrated electric oven, induction hob and extractor canopy. Tiled splashbacks, laminate flooring, radiator, spot lighting and composite entrance door.

FIRST FLOOR LANDING
Radiator and loft hatch with drop down ladder leading to the boarded out loft space providing additional storage space.

BEDROOM 1
11 x 8'7
Radiator.

EN-SUITE
White suite comprising: close coupled wc, pedestal wash hand basin, shower cubicle with electric shower, half tiled walls, decorative tiled flooring, radiator and extractor fan.

BEDROOM 2
14'10 x 7'2
Two radiators.

BEDROOM 3
9'6 x 8'6
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.