



Flass Terrace

Esh Winning DH7 9QA

Offers In The Region Of £475,000





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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Flass Terrace

Esh Winning DH7 9QA



- Recently constructed family home
- EPC RATING - A
- Gated development of only three properties

- Finished to a high standard throughout
- Spacious offering over 2100 sq ft of living space
- Four well proportioned bedrooms and four contemporary bathrooms

- Energy efficient with low carbon emissions
- Countryside views
- Edge of village location with good road links

Venture Properties are delighted to offer for sale this stunning recently constructed detached house at the edge of the village of Esh Winning, enjoying surrounding countryside views. Finished to a high standard with quality fixtures and fittings throughout, this spacious home offers over 2100 sq ft of living space, is perfect for those looking for a touch of luxury in their home.

As you step inside, you are greeted by a welcoming hallway with oak staircase and cloakroom/WC, large living room with bay window, further reception room which can be used to suit the needs of any buyer, a comprehensively fitted kitchen with a host of appliances and space to dine, ideal for entertaining guests or simply relaxing with your family. The first floor has two generous double bedrooms, each with a contemporary ensuite shower room, another well proportioned bedroom, as well as a luxurious family bathroom. To the second floor is an impressive master bedroom suite with walk-in wardrobe and superb ensuite shower room which comes complete with a sauna. Externally there are gardens to the front and rear, a driveway and garage accessed via a gated entrance which is shared between three properties.

If you are looking for a modern and stylish home in a desirable setting, this property ticks all the boxes. Don't miss out on the opportunity to make this house your dream home.

GROUND FLOOR

Entrance Hall

20'2" x 7'6" (6.17 x 2.31)

Large hallway with oak staircase leading to the first floor and tiled flooring with underfloor heating which spans across the whole of the ground floor.

WC

Comprising of a WC, hand wash basin set to a vanity unit, fully tiled walls and flooring, recessed spotlighting and an extractor fan.

Living Room

19'8" x 15'7" (6.00 x 4.76)

Very spacious reception room having a UPVC double glazed bay window to the front and tiled flooring.

Family Room/Study

10'9" x 10'1" (3.28 x 3.08)

A flexible room which can be used to suit the needs of any buyer. Having a UPVC double glazed window to the front.

Kitchen and Dining Room

23'9" x 11'11" (7.26 x 3.65)

A superb open plan kitchen and dining room which is perfect for modern family living and entertaining.

The kitchen is comprehensively fitted with a range of units and a central island unit as well as an island unit incorporating a Belfast style sink with mixer tap, two built-in ovens, hob with extractor over, an integrated dishwasher, washing machine, microwave and wine cooler. Further features include a UPVC double glazed window to the window, french doors opening to the rear garden, recessed spotlighting and tiled flooring.

FIRST FLOOR

Landing

A gallery landing with staircase leading to the second floor, radiator and an airing cupboard.

Bedroom Two

16'0" x 15'1" (4.88 x 4.61)

Generous double bedroom with a UPVC double glazed window to the rear, fitted wardrobes and a radiator.

Ensuite

Stylish ensuite comprising of a cubicle with mains fed shower, a hand wash basin to a vanity unit and WC. Having fully tiled walls and flooring, recessed spotlighting, extractor fan, heated towel rail and UPVC double glazed opaque window to the side.

Bedroom Three

16'0" x 14'11" (4.88 x 4.56)

Further generous double bedroom with a UPVC double glazed window to the front, fitted wardrobes and radiator.

Ensuite

Stylish ensuite comprising of a cubicle with mains fed shower, a hand wash basin to a vanity unit and WC. Having fully tiled walls and flooring, recessed spotlighting, extractor fan, heated towel rail and UPVC double glazed opaque window to the side.

Bedroom Four

9'4" x 6'9" (2.86 x 2.06)

Well proportioned single bedroom with a UPVC double glazed window to the front and radiator.

Family Bathroom

A contemporary family bathroom comprising of a panelled bath, cubicle with mains fed rainfall and hand held showers, a hand wash basin and WC set to a vanity unit. Having fully tiled walls and flooring, recessed spotlighting, extractor fan, heated towel rail and UPVC double glazed opaque window to the rear.

SECOND FLOOR

Master Bedroom

21'5" x 14'6" max (6.53 x 4.44 max)

A hugely impressive master bedroom suite with four velux windows, eaves storage, a storage cupboard and two radiators. There is also a walk-in wardrobe measuring 1.76 x 1.36 m.

Ensuite with Sauna

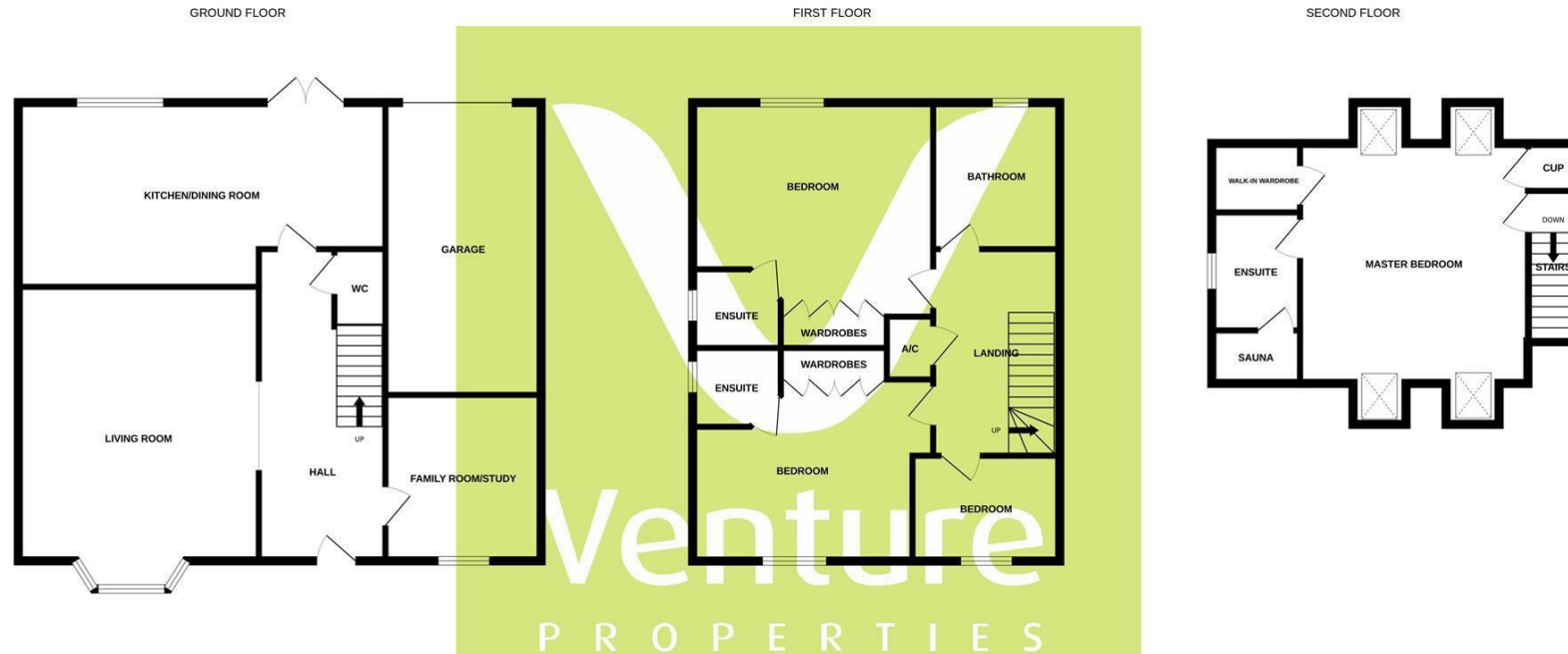
Luxurious ensuite comprising of a cubicle with electric shower, a hand wash basin to a vanity unit and WC. Having fully tiled walls and flooring, recessed spotlighting, extractor fan, heated towel rail and UPVC double glazed opaque window to the side. There is also the benefit of a Swedish style sauna.

EXTERNAL

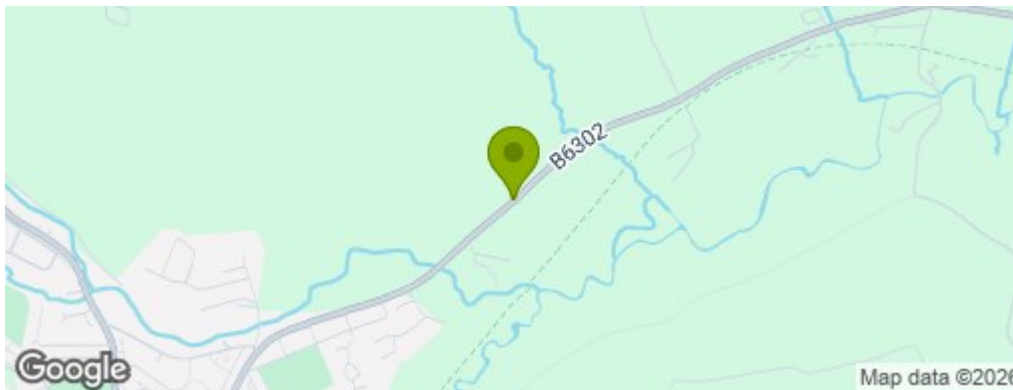
The property is accessed via gated entrance which is shared between the two other properties in the cul de sac. It enjoys lawned gardens to the front and rear and a block paved driveway which provides parking for up to four vehicles.

Garage

Attached single garage with roller door.



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: F Annual price: £3685 (Maximum 2025)
 Energy Performance Certificate Grade A
 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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