

# STUART EDWARDS



## Alnwick Road

Newton Hall, Durham DH1 5NL

- EXTENDED DETACHED HOUSE
- SPACIOUS L SHAPED LOUNGE
- DOWNSTAIRS CLOAKROOM/WC
- BATHROOM, SEPERATE WC & EN-SUITE SHOWER ROOM
- GENEROUS ESTABLISHED GARDENS
- 4 BEDROOMS
- SEPARATE DINING ROOM
- FITTED KITCHEN
- LARGE BLOCK PAVED DRIVEWAY & INTEGRAL GARAGE
- NO ONWARD CHAIN

**Asking Price £295,000**





## FULL DESCRIPTION

Set on Alnwick Road in Newton Hall, this well presented four bedroom house combines generous family living with a rarely available, large, private rear garden.

A separate entrance porch opens into the hallway, with a useful downstairs cloakroom/WC. The heart of the home is a spacious dual-aspect L-shaped lounge, opening the house up for family life. A separate dining room has patio doors onto the garden with patio area and large overhead glass canopy, so indoor and outdoor living connect easily. The kitchen is fitted with a range of Shaker-style units and has a personal door into the integral garage.

Stairs from hallway lead to the first floor landing with doors to four bedrooms, one with a modern en-suite shower room, plus a family bathroom and a separate WC.

Externally, a large block-paved driveway offers off-road parking for several cars and leads to the integral garage with up and over door. The gardens are established and well maintained. The rear garden is particularly generous, private and a genuine wow factor.

Gas central heating with radiators throughout and uPVC double glazing. Available with early vacant possession and no onward chain.

Homes of this type, with this much family space and this location, attract strong interest. Therefore, early viewing is strongly recommended to avoid disappointment.

This is an opportunity not to be missed!

## AREA INFORMATION

Located just two miles north of Durham City, the highly sought-after Newton Hall is a prime location with everyday amenities on the doorstep. Local shops, Newton Hall Library and well-regarded primary schools sit close by, with Framwellgate School Durham nearby for secondary education as well as New College Durham. The University Hospital of North Durham and the Arnison Centre Retail Park are both just minutes away. Additionally, the East Coast Main Line station is a short drive, with regular buses and easy access to both the A167 and A1(M) provides effortless commuting links right across the region.

## ENTRANCE PORCH

Hardwood entrance door with glazed side panels leading through to entrance porch with UPVC double glazed side window.

## HALLWAY

Double radiator, coved ceiling and stairs with under stair storage cupboard leading to the first floor landing.

### **CLOAKROOM/WC**

Close couple wc, pedestal wash hand basin with tiled splashback, tiled flooring and single radiator.

### **L SHAPED LOUNGE**

22'7" x 17'0" max

Dual aspect room with two double radiators, coved ceiling, feature fire surround with solid fuel grate and patio doors leading to the rear garden.

### **DINING ROOM**

10'2 x 11'10

Double radiator, two wall light points, coved ceiling and double glazed patio doors leading to the rear patio area.

### **KITCHEN**

11'9" x 9'2"

Range of shaker style wall and floor units with wood effect laminate worktops, matching up-stands and inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Cooker point, stainless steel extractor hood, plumbed for automatic washing machine, spot lighting, tiled splashbacks, tiled flooring, double radiator, rear entrance door and personal door leading through to the integral garage.

### **FIRST FLOOR LANDING**

#### **BEDROOM**

11'9 x 15'1

Radiator, built-in storage cupboard, coved ceiling and a range of fitted wardrobes with storage drawers.

#### **BEDROOM**

16'1 x 9'2

Double radiator, coved ceiling, loft access and a range of fitted wardrobes with storage drawers.

#### **EN-SUITE SHOWER ROOM**

Close coupled wc, pedestal wash hand basin with mixer tap, double walk-in shower cubicle with mains fed shower, fully tiled walls and flooring, chrome heated towel rail and spot lights.

#### **BEDROOM**

8'6 x 13'1

Radiator, coved ceiling and built-in storage cupboard.

#### **BEDROOM**

7'10 x 8'6

Radiator and coved ceiling.

### **BATHROOM**

Pedestal wash hand basin, panel bath, fully tiled walls and flooring and chrome heated towel rail.

### **SEPERATE WC**

Close coupled wc, single radiator and tiled flooring.



### **GARAGE & DRIVEWAY**

Large block paved driveway providing off road parking for several cars leading to an integral garage with up and over door, power and lighting.

### **GARDENS**

The front garden enjoys a walled and hedged boundary to provide a good degree of privacy. Beautifully established with an abundance of mature plants, shrubs and trees. The rear garden is substantial with a well maintained laid lawn and large paved patio area with overhead glass canopy for outside dining.

### **EPC.**

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2847-3065-1208-0766-7204>

### **FREEHOLD.**

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

### **IMPORTANT INFORMATION.**

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

### **PROPERTY VIEWING.**

Contact Stuart Edwards Estate Agents for an appointment to view.



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### FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

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### FINANCIAL ASSISTANCE

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.**

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

### THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

### THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

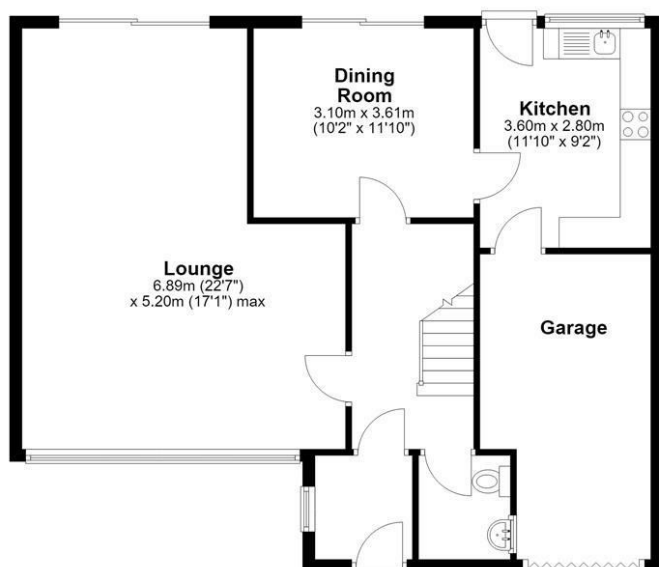
Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



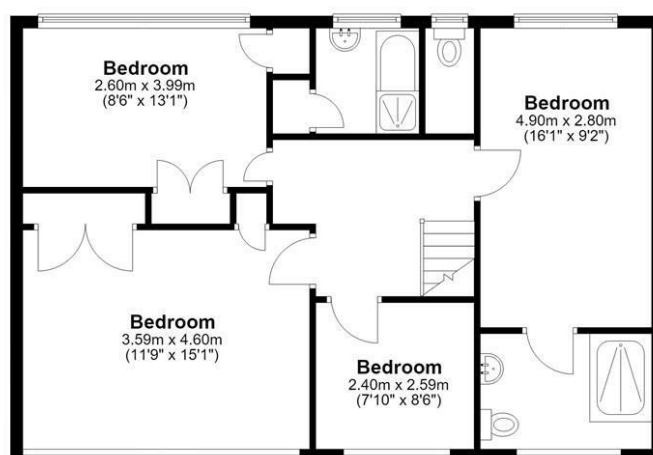
**Council Tax Band: D**  
**EPC Rating: D**



**Ground Floor**



**First Floor**



Total area: approx. 151.5 sq. metres (1631.2 sq. feet)  
**11 Alnwick Road, Durham**

1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

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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.