



**Wantage Road**

Carville DH1 1LR

Offers In The Region Of £260,000



Venture  
PROPERTIES



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Wantage Road

Carrville DH1 1LR



- No chain involved
- EPC RATING - D
- Three bedrooms

- Large corner plot
- Cul de sac location
- Lots of useful storage space

- Lots of potential
- Easy access to the A690 and A1(M) for commuting
- Ample off street parking

Available for sale with no chain involved, this extended detached house in a cul de sac location, enjoys a much larger than average plot with lovely gardens. In need of some modernisation, the property offers lots of potential for buyers to create a lovely family home.

The floor plan comprises of an entrance hallway, open plan living and dining room, kitchen and rear lobby with ground floor WC. There is also a further large reception room which could also be used as a fourth bedroom. To the first floor there are two generous double bedrooms, further well proportioned bedroom, family bathroom and access to a large storage area. Externally the mature gardens with a variety of fruit trees extend out to the side and must be seen for full appreciation.

Wantage Road is situated in the popular location of Carrville with a selection of local amenities and good road links via the A690 and A1(M).

## GROUND FLOOR

### Hall

Welcoming hallway entered via composite door. Having stairs leading to the first floor, a cloaks cupboard, understair cupboard and radiator.

### Open Plan Living and Dining Room

20'11" x 13'1" (6.40 x 4.01)

Spacious open plan reception room with three UPVC double glazed windows, a radiator and gas fire with back boiler.

### Kitchen

9'1" x 8'2" (2.79 x 2.49)

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob and plumbing for a dishwasher. Further features include a UPVC double glazed window and storage cupboard.

### Rear Lobby and Utility

17'9" x 11'7" max (5.42 x 3.55 max)

A large space with access to the rear garden and garage, a storage cupboard, radiator and UPVC double glazed opaque window to the rear.

### WC

Comprising of a WC, hand wash basin and UPVC double glazed opaque window to the rear.

### Reception Room/Bedroom Four

17'10" x 11'11" (5.44 x 3.65)

A large room which can be used to suit the needs of any potential buyer. With UPVC double glazed window to the front, further UPVC double glazed opaque window to the side and two radiators.

## FIRST FLOOR

### Landing

Having access to the loft via retractable ladders which is boarded for storage. There is also a large storage area over the garage which can be accessed from the stairs.

### Bedroom One

12'1" x 11'1" (3.70 x 3.40)

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

### Bedroom Two

12'1" x 9'2" (3.70 x 2.80)

Spacious double bedroom with a UPVC double glazed window to the rear and radiator.

### Bedroom Three

9'4" x 8'1" (2.86 x 2.47)

Further well proportioned bedroom with a UPVC double glazed window to the front, overstairs storage and a radiator.

### Bathroom/WC

7'7" x 6'6" (2.32 x 2.00)

Comprising of a panelled bath with electric shower over, hand wash basin set to a vanity unit, WC, a heated towel rail, storage cupboard and UPVC double glazed opaque window to the side.

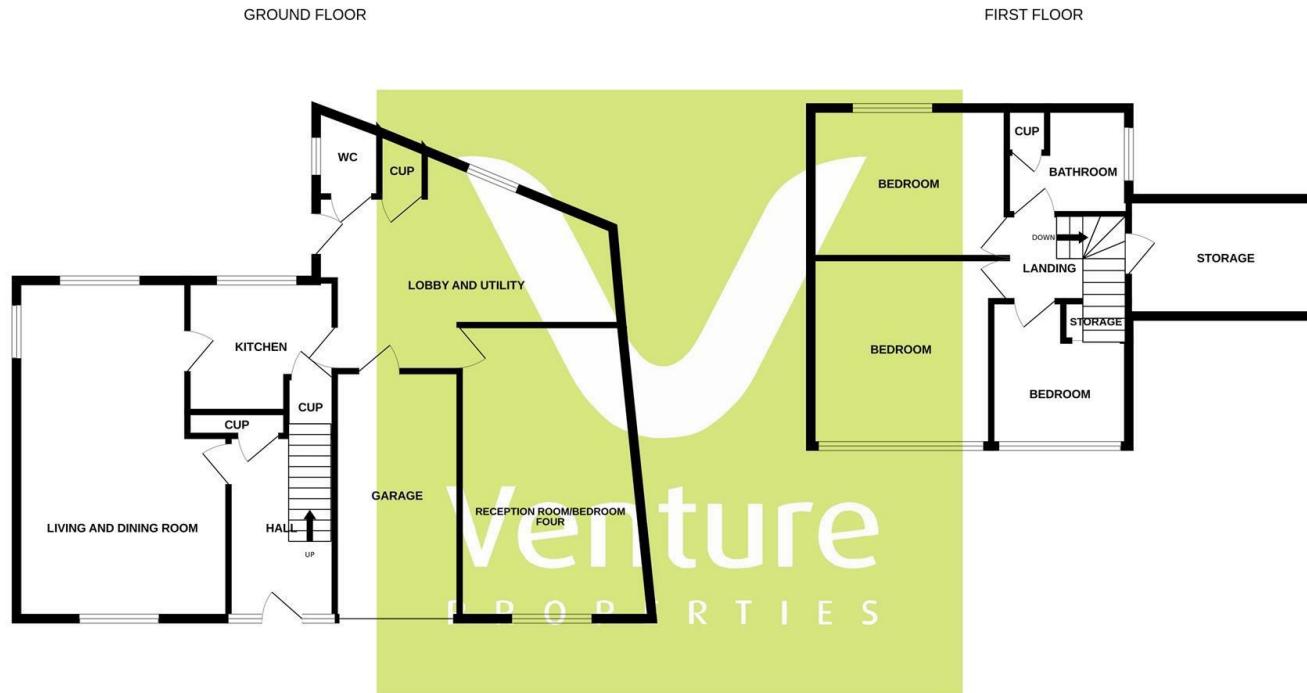
## EXTERNAL

The property enjoys a much larger than average corner plot with very generous garden extending out to the side. There is a lawn, a variety of fruit trees, patio area and wooden shed. To the front of the property is parking for up to three vehicles.

### Garage

15'4" x 7'8" (4.68 x 2.36)

Having an electric roller door, power and lighting and a door to the rear lobby.



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 fixtures 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: Ultrafast Broadband available. Highest available speed is 80 Mbps.  
 Mobile Signal/coverage: We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: D Annual price: £2551 (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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