



Church Park

Durham DH6 3SJ

Offers In The Region Of £269,950



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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- Stunning views to the rear
- EPC RATING - C
- Useful utility room

Viewing is highly recommended to fully appreciate this superb, detached family home with five well proportioned bedrooms, a stunning kitchen and beautiful views to the rear. The property is situated in a cul de sac of individually designed homes on the outskirts of Wheatley Hill, with good road links for commuting to both Durham City and Peterlee, as well as being close to the A19 for travel across the region.

The impressive floor plan comprises of an entrance hall, spacious living room and a fantastic open plan kitchen and dining room, which is perfect for modern living and entertaining. The contemporary kitchen has a large island unit and an outlook to the rear, enjoying the lovely views. There is also a useful utility room and ground floor WC. The first floor landing leads to five well proportioned double bedrooms, the master bedroom with ensuite and a luxurious family bathroom. Externally there is driveway parking to the front, an integral garage and an enclosed garden to the rear with various patio areas.

GROUND FLOOR

Hall

Entered via UPVC double glazed door. With stairs leading to the first floor, wood laminate flooring, radiator, telephone point and UPVC double glazed window to the side.

Living Room

21'9" x 12'9" (6.65 x 3.90)

Spacious reception room with a UPVC double glazed bay window to the front, feature fireplace, coving, wood laminate flooring, radiator and double doors to the dining area.

Open Plan Kitchen and Dining Room

25'1" x 10'7" (7.67 x 3.24)

An impressive open plan kitchen and dining room which is perfect for modern living and entertaining. The room has a large island unit and enjoys stunning views to the rear.

The contemporary kitchen is comprehensively fitted with a range of dark walnut

- Five large bedrooms
- Luxurious refitted family bathroom
- Cul de sac location



x 5



x 2



x 1

- Superb kitchen and dining room
- Stylish ensuite to the master bedroom
- Ideally located for access to Durham, Peterlee and the A19

style units having contrasting work surfaces incorporating a sink and drainer unit, a built in stainless steel oven, a gas hob with stainless steel extractor over, a warming drawer and microwave oven. Further features include under unit lighting, recessed spotlighting, a panel radiator, UPVC double glazed window to the rear and patio doors to the rear garden.

Utility Room

10'5" x 5'4" (3.20 x 1.65)

A useful room with fitted floor units having contrasting worktops incorporating a stainless steel sink and drainer unit, plumbing for a washing machine and space for a tumble dryer. Having a radiator, UPVC double glazed window and door to the side.

WC

With WC, pedestal wash basin, tiled splashbacks and flooring and radiator.

FIRST FLOOR

Landing

Having access to each bedroom and the family bathroom. With wood laminate flooring, radiator and access to the loft.

Bedroom One

16'1" x 12'11" (4.91 x 3.95)

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

Ensuite

9'1" x 2'10" (2.77 x 0.87)

A stylish ensuite comprising of a cubicle with mains fed shower, a wash basin inset to a vanity unit and WC. Having recessed spotlighting, an extractor fan and heated towel rail.

Bedroom Two

14'11" x 10'7" (4.55 x 3.24)

Double bedroom with a UPVC double glazed window to the front, fitted book/storage shelving, radiator and a useful storage cupboard.

Bedroom Three

13'2" x 8'9" (4.03 x 2.67)

Double bedroom with a UPVC double glazed window to the rear, wood laminate flooring and radiator.

Bedroom Four

12'2" x 9'10" (3.71 x 3.01)

Double bedroom with a UPVC double glazed window to the rear, wood laminate flooring and radiator.

Bedroom Five

10'2" x 7'10" (3.11 x 2.40)

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

Family Bathroom/WC

6'7" x 6'5" (2.01 x 1.96)

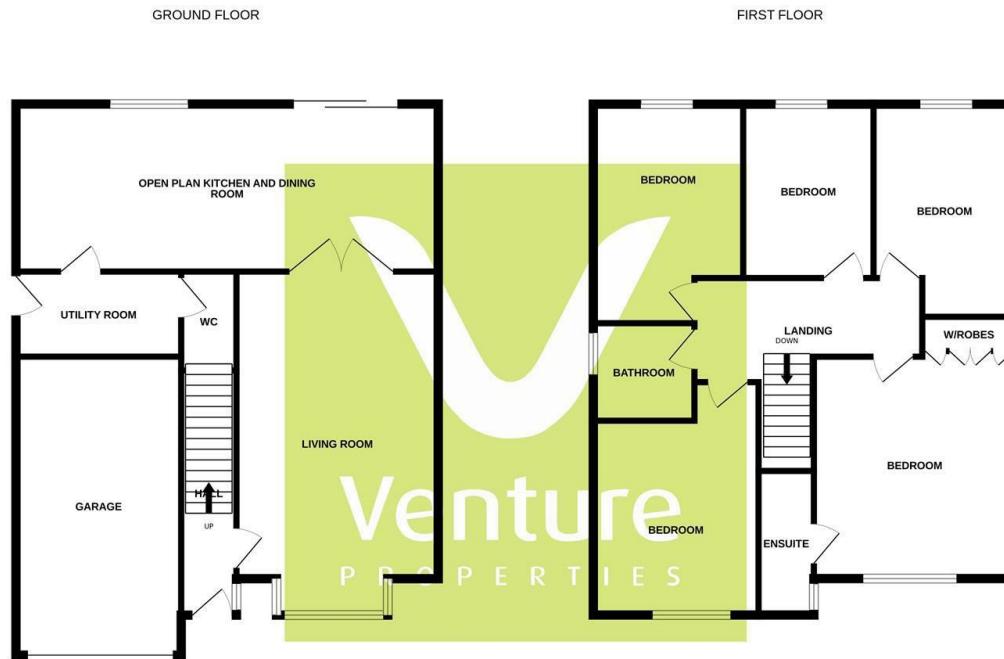
Luxurious family bathroom comprising of a bath with mains fed shower over, a pedestal wash basin, low level WC, tiled walls, recessed spotlighting, a stainless steel heated towel rail and UPVC double glazed opaque window to the side.

EXTERNAL

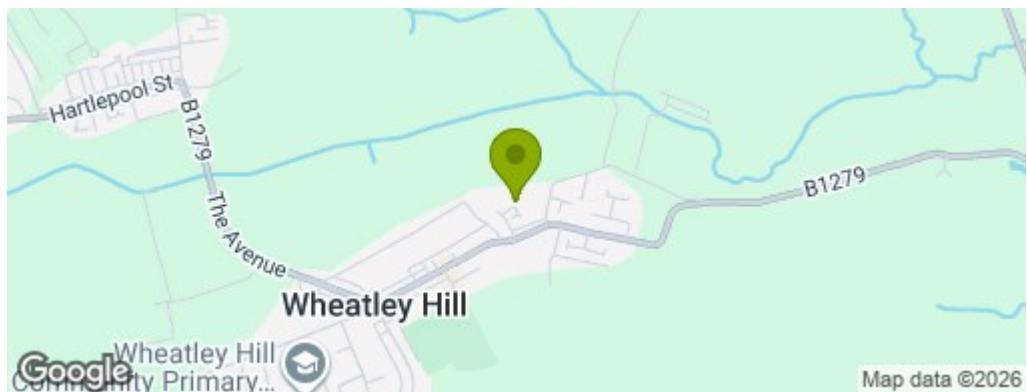
The property enjoys stunning views over neighbouring fields from the rear garden which has a lawn and two patio areas. To the front of the property is a further lawn and a double width driveway providing off street parking.

GARAGE

Having a roller door, power and lighting.



Whilst every care has been taken 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: Ultrafast Broadband available. Highest available speed is 10000 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 C
 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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