Mackintosh Court

Gilesgate, Durham DH1 1PY

- SUBSTANTIAL DETACHED HOUSE
- 4 RECEPTION ROOMS
- CLOAKROOM/WC, 2 ENSUITE'S & FAMILY BATHROOM
- GARDENS WITH BLOCK PAVED PATIO
- CLOSE TO A1(M) MOTORWAY & A690 DUAL CARRIAGEWAY
- 5 BEDROOMS
- KITCHEN & UTILITY ROOM
- DOUBLE WIDTH DRIVEWAY
- 1 MILE FROM DURHAM CITY CENTRE

Offers In The Region Of £349,950

Council Tax Band: D
EPC Rating: C

FULL DESCRIPTION

Set within a highly sought-after residential development in the popular Gilesgate area of Durham, this substantial 5 bedroom detached family home enjoys a prime position just one mile from the vibrant city centre.
This desirable location offers the perfect blend of peaceful family living and outstanding everyday convenience. Residents benefit from excellent local amenities right on the doorstep.
Internally, the property provides spacious and versatile accommodation perfectly suited to modern family life. A welcoming double glazed entrance porch opens into the hallway with a convenient cloakroom/WC. The lounge features French doors leading through to the garden room, ideal for entertaining, while the well fitted kitchen includes a Range cooker and is complemented by a practical utility room. Further ground floor highlights include a delightful garden room, an additional bedroom with ensuite shower room, and a versatile reception room currently used as a children's games room, offering fantastic flexibility for growing families or those working from home.
Stairs from the hallway lead to the the first-floor landing, master bedroom with ensuite shower room, three further bedrooms, and a family bathroom.
Externally, a double-width driveway provides off-road parking for two cars, while the attractive gardens feature laid lawns to both front and rear. A block-paved patio creates the perfect setting for outdoor entertaining and al fresco dining.
The home benefits from gas central heating and UPVC double glazing throughout.
With its impressive size, flexible layout, and enviable location, this outstanding family home is sure to prove extremely popular. Early viewings are strongly recommended.

AREA INFORMATION

Conveniently located approximately one mile from Durham City Centre.
Local primary schools include Gilesgate, Laurel Avenue, St Hilds and St Joseph's (Roman Catholic). The newly constructed Belmont Campus provides nursery, primary and secondary school education and is within a mile from Gilesgate.
Within Gilesgate itself, there are a wide range of amenities including: doctor's surgery, dentist, veterinary surgeries, supermarkets and some large well-known shopping stores.
Also within easy reach of excellent bus routes.
The A1(M) motorway and A680 dual carriageway is also a short distance away, providing good road links throughout the region.
Durham City its self is delightful with its cobbled streets and a range of local and regional retailers as well as a number of well regarded restaurants, bars and newly developed River Walk with Odeon Lux Cinema. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University.

ENTRANCE

Double glazed entrance porch with UPVC double glazed entrance door leading to the hallway with double radiator, tiled flooring, laminate walls and stairs to the first floor landing.

CLOAKROOM/WC

Low level wc and wash hand basin.

LOUNGE

18'10" x 11'6"
Tiled flooring, laminate feature wall and UPVC double glazed French doors to the dining room.

GARDEN ROOM

16'2" x 8'8"
Tiled flooring, double radiator and spot lights.

RECEPTION ROOM

9'0" x 11'1"
Currently used as a children's games room with double radiator and tiled flooring,

KITCHEN

12'7" x 8'11"
Range of wall and floor unts with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Range cooker with extractor hood, tiled walls and flooring, double radiator and storage cupboard.

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

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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.