Sorrel Close
Durham, DH6 2LB

Offers in Excess of £240,000

GetAnOffer

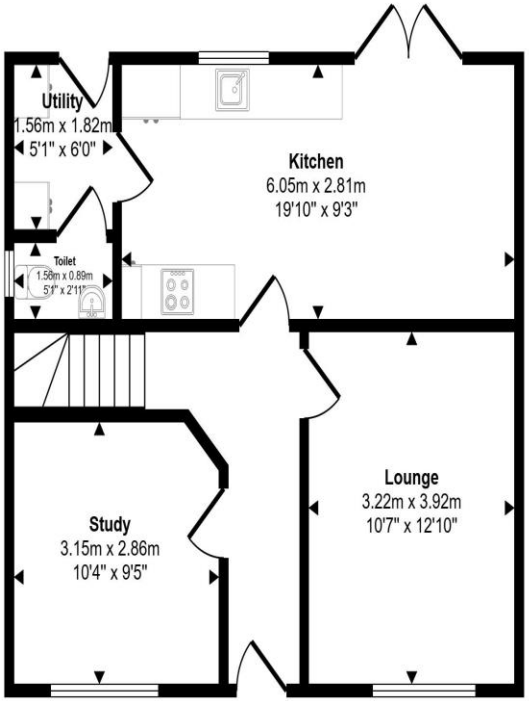
MAIN FEATURES:

- **Immaculately Presented Detached House with a Modern Finish**
- **Good Size Kitchen/Diner with Separate Utility Room**
- **Lounge & Study**
- **Master Bedroom with En-suite**
- **Three Further Bedrooms & Family Bathroom/WC**
- **Attractive Front & Rear Gardens**
- **Detached Garage & Ample Off Road Parking**

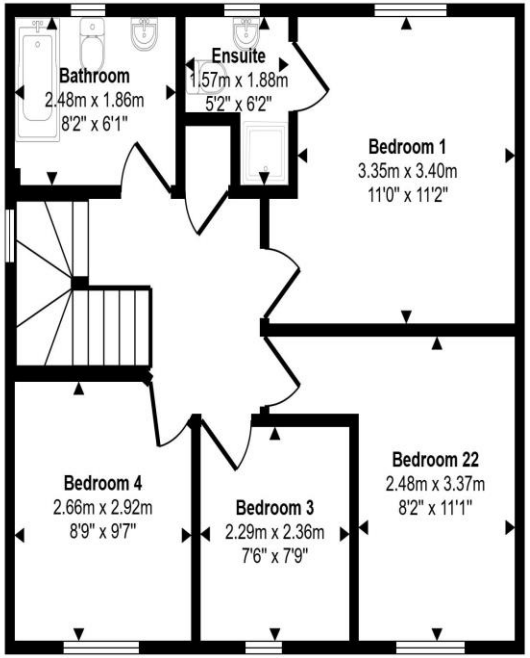
Situated within a quiet and desirable residential cul-de-sac, this immaculately presented detached home offers modern family living with spacious accommodation throughout. Finished to a high standard, the property is ideal for those seeking a stylish home ready to move straight into. The ground floor features a welcoming entrance leading to a comfortable lounge and a separate study, perfect for home working or a quiet retreat. To the rear, a generous modern kitchen/diner provides an excellent space for family life and entertaining, complemented by a separate utility room and ground floor WC for added convenience. Upstairs, the impressive master bedroom benefits from its own en-suite shower room, creating a private and relaxing space. There are three further well-proportioned bedrooms along with a contemporary family bathroom/WC, making the property perfectly suited to growing families. Externally, the home enjoys attractive and well-maintained front and rear gardens offering plenty of outdoor space for relaxing or entertaining. There is also off-road parking, a detached garage and the added benefit of solar panels, helping to improve energy efficiency and reduce running costs.

Shotton Colliery is a popular village location offering a strong sense of community, local shops, schools and everyday amenities close by. The area also provides excellent access to nearby towns and cities including Durham, Sunderland and the A19 for commuting. Beautiful Durham Heritage Coast beaches and countryside walks are also within easy reach, making it an excellent location for those who enjoy both convenience and outdoor lifestyle. A superb modern family home in a sought-after location — early viewing is highly recommended.

Approx Gross Internal Area
107 sq m / 1150 sq ft

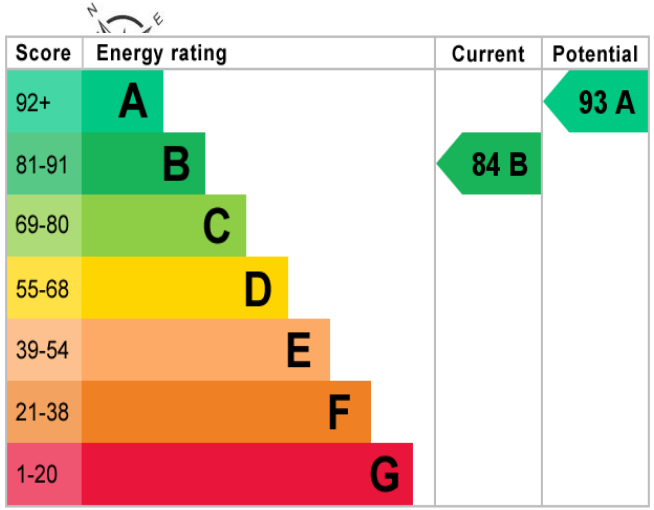


Ground Floor
Approx 53 sq m / 574 sq ft



First Floor
Approx 54 sq m / 576 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.
For further information contact us:
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We're Open:
8am – 8pm 7 days a week

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