



**STUART
EDWARDS**



Cavendish Court

Brandon, Durham DH7 8UL

- RARE OPPORTUNITY TO PURCHASE A DETACHED BUNGALOW
- POPULAR RESIDENTIAL DEVELOPMENT IN BRANDON
- GENEROUS LOUNGE WITH MULTI-FUEL BURNER
- BATHROOM WITH BATH & ELECTRIC SHOWER
- ESTABLISHED FRONT & REAR GARDENS
- BEAUTIFULLY MAINTAINED THROUGHOUT
- TWO WELL-PROPORTIONED BEDROOMS
- WELL FITTED KITCHEN WITH SIDE PORCH TO GARDEN
- DRIVEWAY & DETACHED GARAGE
- LOCATED APPROX. 3 MILES FROM DURHAM CITY

£175,000

Council Tax Band: B EPC Rating: D

FULL DESCRIPTION

A rare opportunity to acquire this beautifully maintained detached bungalow, superbly positioned within the popular Cavendish Court development in Brandon. The home offers well-presented accommodation throughout and enjoys a pleasant setting within a well-established residential area.

Accessed via a newly installed composite entrance door, the entrance vestibule provides useful built-in storage and features attractive parquet-style flooring. The lounge is a generous and inviting space, complete with a multi-fuel burner and a large bay window that floods the room with natural light. The kitchen is extensively fitted with a good range of storage and includes a side porch giving direct access to the garden. Stripped and stained floorboards flow from the kitchen into the inner hallway, where there are doors to two well-proportioned bedrooms, one of which benefits from French doors opening to the rear garden. A bathroom with both a bath and electric shower completes the internal layout.

Externally, a driveway providing off-road parking leads to an attached garage with an up-and-over door. The front and rear gardens are well established, featuring laid lawns, mature planted borders and pleasant patio areas ideal for outdoor seating.

Further benefits include a Tado Smart Heating system for remote app-controlled heating, UPVC double glazing throughout, and newly installed entrance doors.

Sure to attract strong interest. Early viewings are highly recommended.

AREA INFORMATION

Brandon is a well served and highly convenient village situated around three miles west of Durham City. It offers an excellent range of everyday amenities including supermarkets, local shops, cafés, takeaways, a pharmacy, medical centre and various leisure facilities. Nearby Meadowfield and Langley Moor provide additional services, while larger retail options can be found at the Amison Centre and throughout Durham City.

The village also benefits from a number of attractive local walks and green spaces. Brandon Park and the surrounding woodland offer pleasant circular routes, while the Brandon to Bishop Auckland Railway Path provides miles of scenic walking and cycling through countryside and nature reserves. Further walks can be enjoyed along the River Wear and around the nearby Brandon Marsh, making the area ideal for those who enjoy outdoor recreation.

Transport connections are strong, with regular bus services running to Durham and surrounding areas. Road links are equally impressive, with easy access to the A690 for routes towards Durham and Crook, and onward connections to the A1(M), making Brandon an ideal base for commuters travelling north or south.

ENTRANCE VESTIBULE

Newly installed composite entrance door leading to hallway with radiator, built-in storage cupboard and parquet style flooring.

LOUNGE

12'10" x 17'3"

Electric fire with marble hearth, coved ceiling, radiator and large bow window.

KITCHEN/DINING ROOM

8'7" x 11'7"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Extractor hood, cooker point, plumbed for automatic washing machine, tiled splashbacks, radiator, wall mounted central heating boiler and stripped and stained floorboards.

REAR ENTRANCE PORCH

With newly installed UPVC rear entrance door.

INNER HALLWAY

Stripped and stained floorboards and access to boarded out loft space with power, lighting and newly insulated via drop down ladder



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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.