



The Beeches, Plawsworth, DH2 3NL
3 Bed - Bungalow - Detached
£365,000

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The Beeches

Plawsworth, DH2 3NL

VENDOR WILL PAY STAMP DUTY FOR ASKING PRICE

This exquisite 3-bedroom detached bungalow, recently refurbished to a high standard in 2020/2021, offers an exceptional living experience. Set on a superb plot with excellent sized gardens to the front and rear, this home is ideal for those seeking luxury and modernity.

Upon entering, you are greeted by a stunning hallway that sets the scene for the rest of the property. The cosy lounge, with dual aspect windows, features an electric fire inset, complemented by deep pile carpets and modern vertical radiators.

The heart of the home is the luxurious kitchen/diner. This space boasts high-end kitchen units, marble worktops, twin Belfast sinks, an electric range oven, and an integrated washing machine. The dining area is beautifully presented with grey vertical radiators and neutral stylish decor.

An extended sunroom to the rear, measuring over 20 feet, offers a tranquil space overlooking the well-kept westerly facing rear gardens and fields beyond. The sunroom features a large vaulted ceiling, flooding the room with natural light.

All three bedrooms are double in size. The master bedroom includes a range of fitted modern wardrobes and a deep grey carpet, adding a touch of luxury. The bathroom is another highlight, featuring marble style tiles, an ultra-modern freestanding bath, a double walk-in shower with twin heads, a vanity sink unit, and a contrasting storage unit. Both the flooring and walls are fully tiled, enhancing the luxurious feel.

Externally, the property boasts ample parking with an 'In and Out' driveway, ideal for up to 12 cars or a camper van. There is also a large garage/workshop, and beautifully maintained lawns and planting areas. The rear garden is enclosed and features lawns, fruit trees, and an excellent sized greenhouse, benefiting from the westerly aspect overlooking fields and countryside.

Located adjacent to Plawsworth Service Station on the A167, this property offers superb commuting links.













Hallway

Lounge

15'8" x 12'1" (4.8 x 3.7)

Dining Kitchen

21'7" x 14'9" (6.6 x 4.5)

Garden Room

23'7" x 8'10" (7.2 x 2.7)

Bathroom

Bedroom

11'9" x 10'5" (3.6 x 3.2)

Bedroom

8'6" x 8'2" (2.6 x 2.5)

Bedroom

12'5" x 11'9" (3.8 x 3.6)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Superfast available

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,431 p.a

Energy Rating: C

Nb. the vendor will pay the stamp duty if they receive an asking price offer. They will not pay second home stamp duty.

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

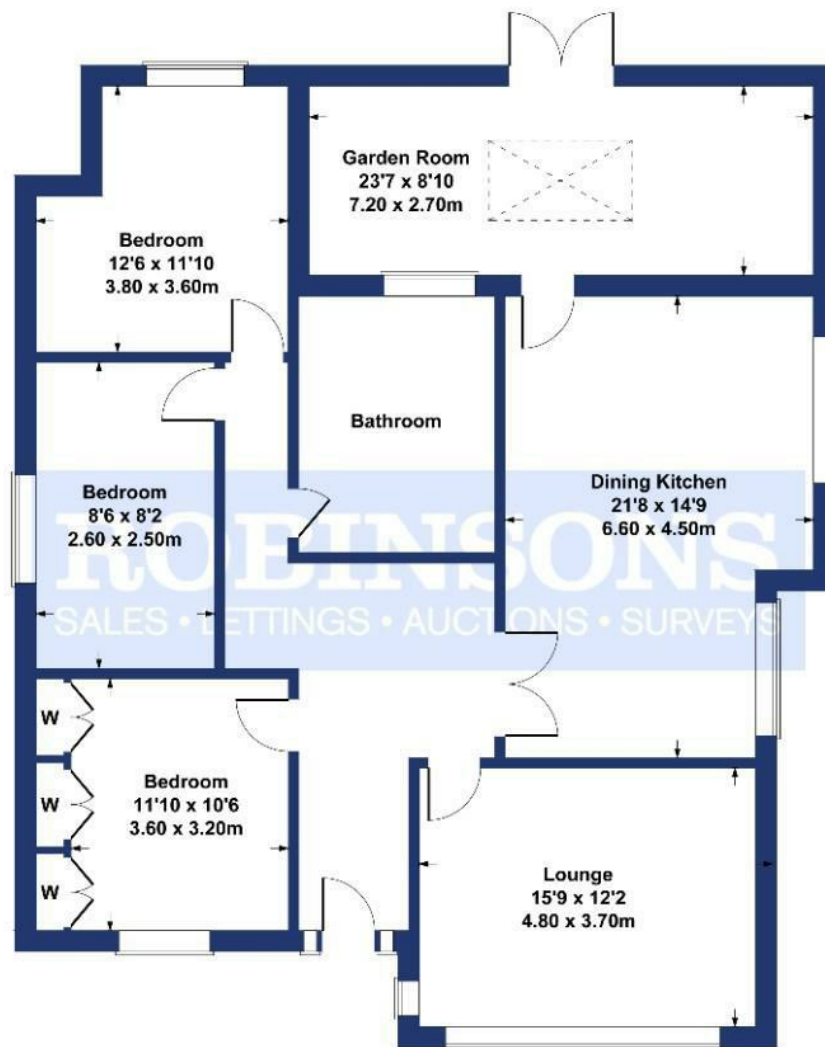
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





The Beeches

Approximate Gross Internal Area
1453 sq ft - 135 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		81
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these









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