



18 Faraday Court, Durham City, Durham  
DH1 4FG





## PROPERTY DESCRIPTION

This is a property not to be missed with superbly presented accommodation over three floors. Exquisite interior design throughout with plantation shutters to some windows, designer wall-coverings, and decorative lighting - the furnishings can be available by separate negotiation.

The entrance leads into the hallway, providing access to stairs to first floor, and additional storage space currently used as a hobby room created from the Garage space, along with access to the open plan Lounge. The living space offers a delightfully bright and warmly designed space of Office, Kitchen, Lounge and Dining Area. The kitchen offers a range of wall and base units with contemporary gloss doors, and contrasting work tops with integrated five ring gas hob, oven, microwave and two dishwashers. There are stylish vertical radiators, and a feature log-burning stove with slate tiled feature wall. There is a feature sky-lantern light along with bi-fold slate-grey doors providing direct access to the terraced landscaped garden. Access is provided to the utility with base cabinets and sink unit, and access to the ground-floor Cloaks/wc, and glazed door to rear garden.

To the first floor there are four bedrooms, three of which are double in size and one smaller room which could provide a perfect home-office location. The House Bathroom comprises of bath with shower fitting over, wash basin, wc, and chrome heated towel rail.

To the second floor is a landing area with good storage space, and access to town bedrooms with Jack & Jill en-suite facility. The main bedroom has the benefit of an over-sized sky-light window to the south, along with a walk-in Dressing Room. The other bedroom on this level is of equal grand proportion and provides a stunning double bedroom.

Externally there is a drive for one car, access to a garage that has in main been converted to provide accommodation to the ground floor, and a landscaped garden with timber decking and an array of potted plants with decorative lighting. There is the benefit of Photovoltaic panels to the roof, and an electric-car charging point.

The property is within the catchment area of Durham Johnston Comprehensive School and St Margaret's Primary School, as well as within easy reach of all that this magnificent World Heritage site of Durham City has to offer including the University, Castle and Durham



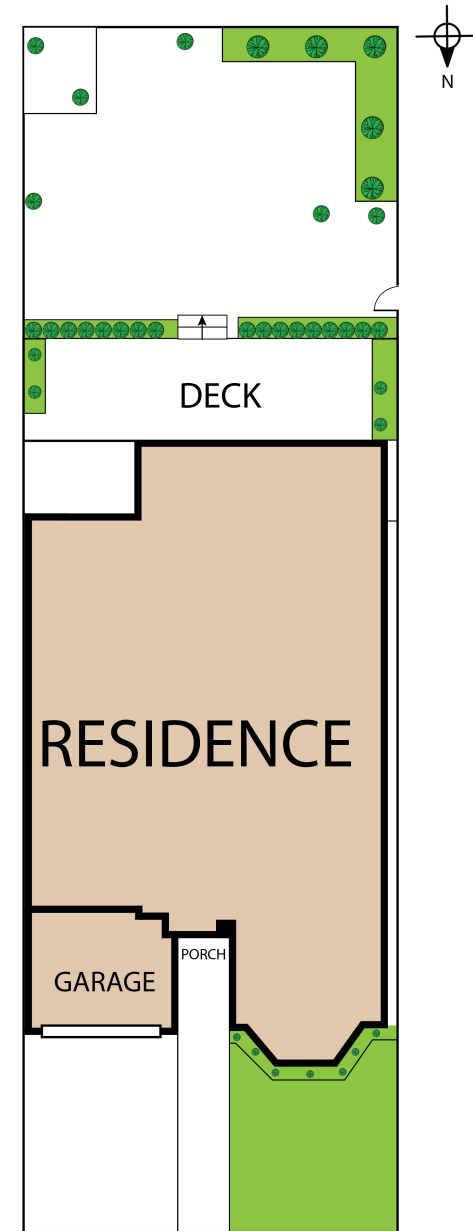
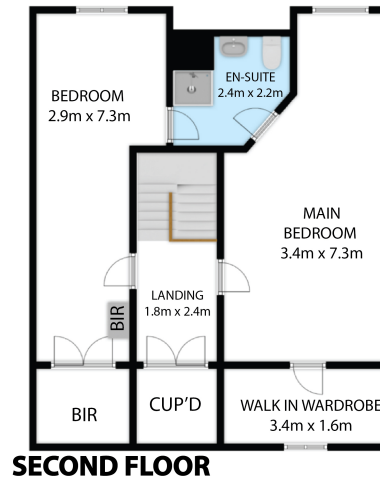
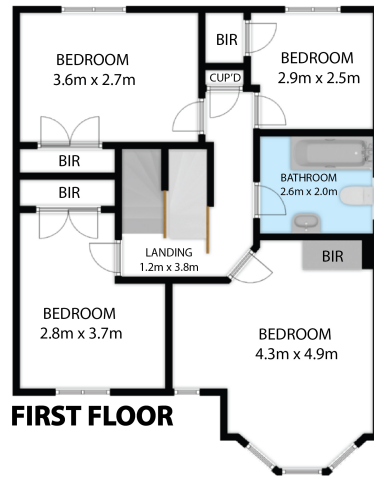
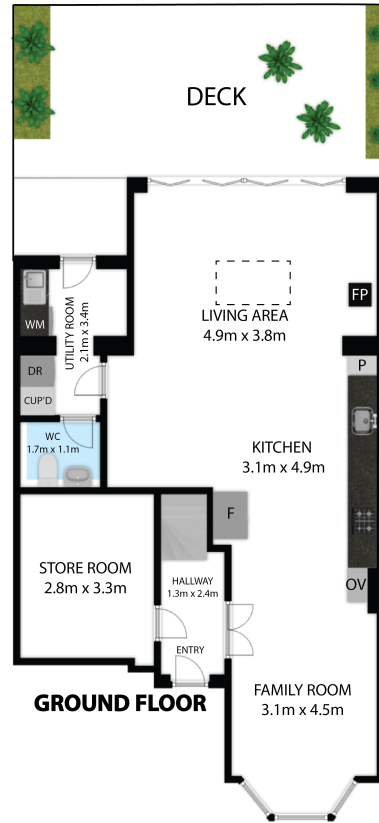
## ROOM DESCRIPTIONS



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



# FLOORPLAN



18 Faraday Court, Durham DH1 4FG, UK  
TOTAL APPROX. FLOOR AREA 200 SQ.M

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.