



Wearside Drive, Durham. DH1 1LE

Stunning five bedroom detached city home, designed over four storeys and situated in a highly sought after residential area in the heart of Durham City. Within easy reach of the city along with beautiful riverside walks and historic cathedral and castle, university, theatre, train station and local schools, this property is something special.



£675,000 Freehold

PROPERTY DESCRIPTION

This stunning detached city home is situated close to the river banks of Durham city within a highly sought after residential area. The property affords stylish, spacious living and is located with close proximity to the city's restaurants, cafe's, bars and amenities including the university, theatre, train station, local schools and leisure facilities.

Upon entering the property you are welcomed by a spacious reception hall that features an impressive mezzanine, adding a unique style to this beautiful home. The spacious office positioned adjacent to the hall provides a peaceful setting for work or study, perfect for those who work from home.

To the south-facing rear aspect of the property is a most stunning and bespoke open-plan kitchen and dining area, providing a perfect atmosphere for family and friends' gatherings, along with bi-fold doors connecting the interior to the private rear garden and paved patio area, offering a good degree of privacy. The contemporary kitchen provides a comprehensive range of high gloss wall and base units along with integrated appliances including combination oven (microwave/convection), main oven, induction hob, fridge, freezer and dishwasher. The kitchen design benefits from a discreet chef's kitchen area with extensive shelving and cabinetry. There is also a separate utility with laundry area. Completing the ground floor is access to a basement gym with access via an electronically operated glass hatch, which also provides additional access to the garage.

Situated to the front aspect of the property is a beautiful and spacious lounge boasting natural light from the extensive glazed windows as well as decorative panelling to walls, recessed spotlighting and decorative coving along with LVT wood-effect flooring and oak door.

To the higher levels of this elegant property are five bedrooms, two with ensuite and a house bathroom offering versatile accommodation.

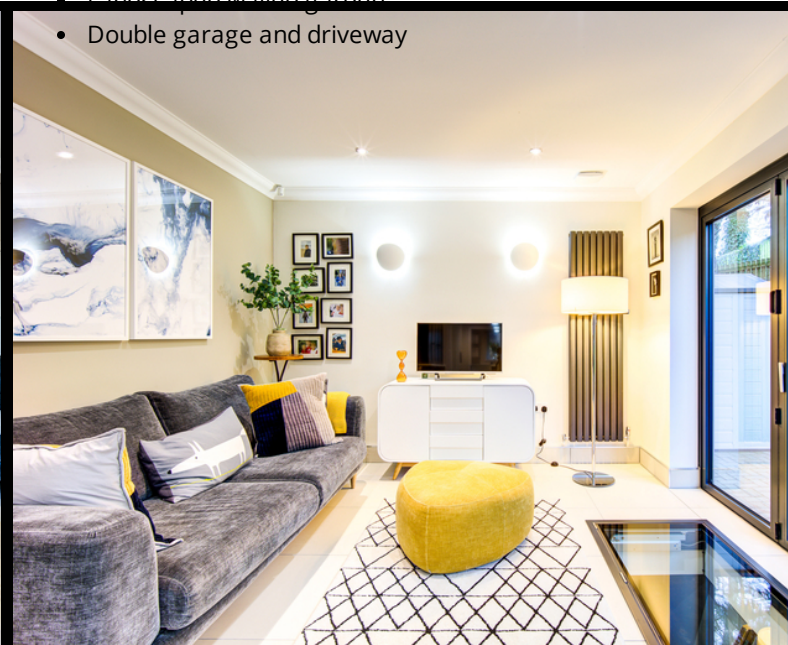
Externally, there is a double garage featuring remote control doors and automatic lighting for added convenience. Furthermore, the garage includes two electric car charging points.

The property provides enhanced safety features, including a complete alarm system and CCTV system.

Viewing is essential to appreciate the style and accommodation this home provides.

FEATURES

- Five bedrooms, three bathrooms
- Stylish city home
- Impeccable design throughout
- Highly sought after residential area
- Landscaped walled garden
- Double garage and driveway



ROOM DESCRIPTIONS

Entrance Hallway

3.6m x 3.0m (11'10" x 9' 10") Access gained via a UPVC framed double glazed door into a reception hall, featuring a glass staircase, which gives access to the first floor viewing gallery. Porcelain tiled flooring and a storage cupboard.

Lounge

5.43m x 4.54m - 17'10" x 14'11" Floor to ceiling wall panelling and window to the front.

Snug/Dining Room

10.26m x 3.42m - 33'8" x 11'3"

Electronic hatch giving access to the basement gym. Bi-folding doors giving access to the rear garden.

Kitchen

10.26m x 3.42m - 33'8" x 11'3"

A modern and stylish kitchen which offers a range of wall and base units and integrated appliances including: combination oven (microwave/convection), main oven, induction hob, fridge, freezer and dishwasher along with discreetly hidden chef's kitchen and additional sink unit.

Utility

1.45m x 3.4m - 4'9" x 11'2" High quality storage units, storage section for washer/dryer ,window, and boiling water tap.

Gym

5.05m x 2.46m - 16'7" x 8'1" Access to the double garage and storage.

Home Office

2.89m x 2.6m - 9'6" x 8'9" window, radiator and storage.

Cloaks/WC

Modern white two piece suite

First Floor Landing

Gives stairs access to the second floor.

Bedroom

4.57m x 3.40m - 15'0" x 11'2" carpet throughout with window, radiator and fitted wardrobes.

Bedroom

3.70m x 2.92m - 12'2" x 9'7" carpet throughout, window, radiator and fitted wardrobes

Bedroom

4.14m x 3.86m - 13'7" x 12'8" carpet throughout, window, radiator and fitted wardrobes.

En-suite

Three piece suite with radiator and UPVC framed double glazed window

Family Bathroom

2.46m x 3.63m - 8'1" x 11'11" Four piece suite, radiator and UPVC framed double glazed window.

Second Floor Landing

landing with velux window

Master Bedroom

5.18m x 3.93m - 17'0" x 12'11" Double glazed velux windows, radiator and storage cupboards.

En-suite

four piece suite, radiator and velux windows

Dressing Room

3.47m x 2.61m - 11'5" x 8'7" Power lighting and monitors for CCTV. radiator and storage cupboards.

Bedroom

5.15m x 4.14m - 16'11" x 13'7" Double glazed Velux windows, radiator and storage cupboards.

Double Garage

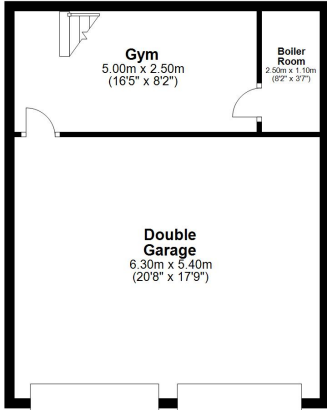
6.09m x 5.41m - 20'0" x 17'9" Accessed via two electric doors, with automatic lighting and two car charging points.



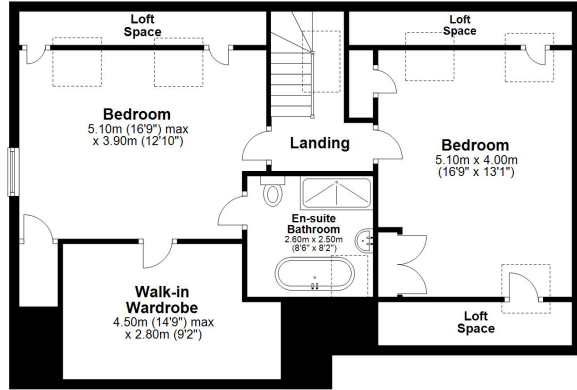
FLOORPLAN & EPC



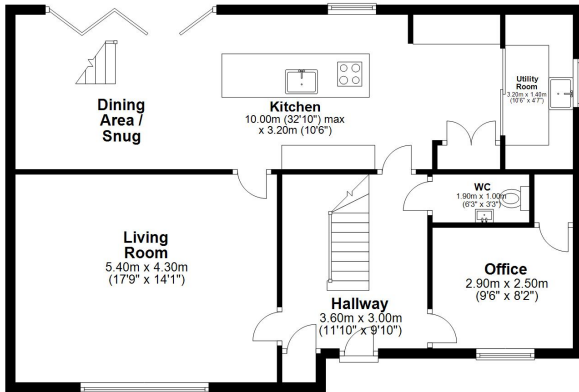
Basement



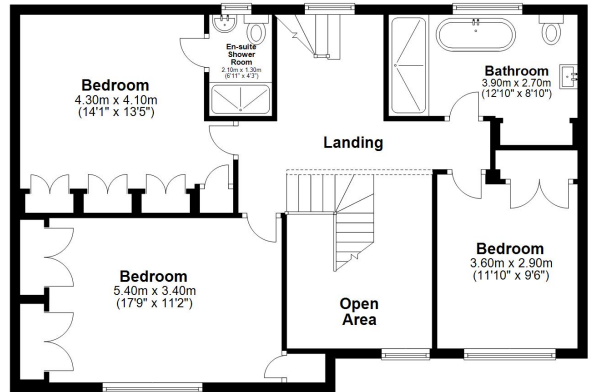
Second Floor



Ground Floor



First Floor



Total area: approx. 299.7 sq. metres (3226.3 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements walls, doors, windows, fittings and Appliances Sizes and locations, are approximate only. They cannot be regarded as a representation by the seller, nor their agent PRODUCED BY TIFERBOX
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43 Wearside Drive

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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