





PROPERTY DESCRIPTION

This Stunning 5 Bedroom Detached property is situated on a corner plot in a quiet cul de sac of the estate with a large private rear garden within close proximity to the A690 and Durham City Centre.

The wide hallway gives a sense of space and light from the front to the back with luxury Ceramic white floor tiling completing the downstairs. The home features a large designer kitchen and living area running the full width of the house providing plenty of space to cook, eat and relax with exquisite bespoke feature mirrored wall and exemplary interior design throughout. The space includes a designer white gloss kitchen with a 5 burner ceramic hob with single oven, stylish extractor hood feature which doubles up as a light, fridge/freezer, dishwasher and microwave, finished off with White and Grey Venato Quartz worktops and a breakfast bar. Finishing off the kitchen is a separate utility space with washer and dryer and access to the side of the house and garden.

The link to the south facing landscaped rear garden from the kitchen features floor-to-ceiling bi-fold doors, perfect for blending the outside of the home with the inside and for creating a wonderful entertaining area or outside dining space for summertime.

Off the hallway is a spacious drawing room with luxury to enjoy. In addition, you'll find an understairs storage cupboard, large WC, featuring full-height tiling.

The property also boasts an integral double garage as well as driveway parking for up to 3 cars and additional parking to the front of the property.

Upstairs, the master bedroom and a second double bedroom benefit from their own en suite shower rooms with full height tiling and contemporary sanitaryware. A boutique bathroom serves two further double bedrooms and a generous single. On the landing is a storage cupboard. Gas central heating throughout.

Please note this property is: Freehold and benefits from 3 years on the NHBC warranty

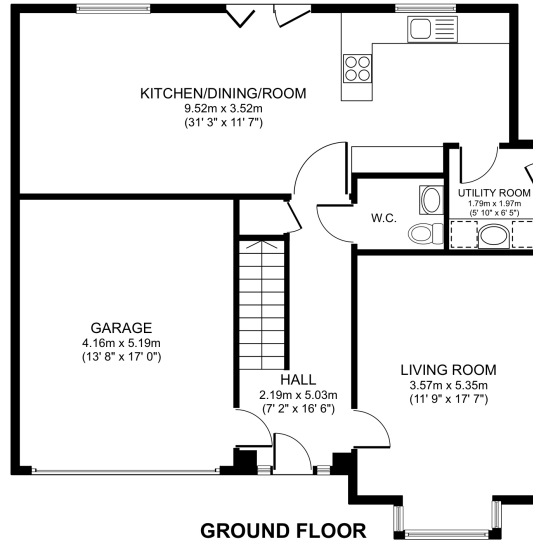


ROOM DESCRIPTIONS

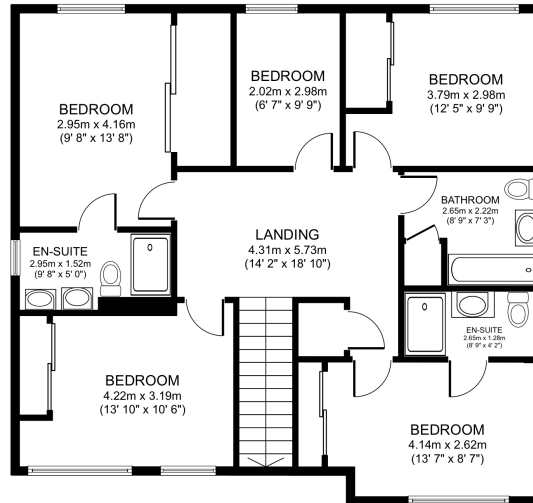


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC

FLOORPLAN



GROUND FLOOR
FLOOR AREA 90.8 SQ.M. (978 SQ.FT.) APPROX



FIRST FLOOR
FLOOR AREA 91.3 SQ.M. (982 SQ.FT.) APPROX

TOTAL FLOOR AREA 160.5 SQ.M. (1,728 SQ.FT.) APPROX
EXCLUDING: GARAGE 21.6 SQ.M. (232 SQ.FT.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

