

UrbanBASE
EXCEPTIONAL SERVICE. DISTINCTIVE HOMES.



Plot 2 Kingswood, Auton Stile, Bearpark, Durham. DH7 7AN

Urban BASE are pleased to present this exclusive development of only Three Executive Detached Homes, with a high specification throughout. The development is set off Auton Stile road, with South Facing gardens and open countryside views.



UrbanBASE

The

**NEW
HOMES**

agent

£850,000 Freehold

PROPERTY DESCRIPTION

Urban BASE are delighted to bring to the market an opportunity to purchase on a small exclusive development from developers ADL Homes, with stunning south facing rear views over open green-belt countryside. Located west of Durham City at Auton Stile and just 5 minutes commute into Durham city, this unique opportunity is rare to the market and is within the catchment area of good schools and beautiful countryside.

Considerable attention has gone into the design and appearance of each property for maximum effect and opportunity to create substantial homes which will offer modern living, whilst retaining traditional appeal.

Plot 2 is a spacious, 5/6-bedroom detached EXECUTIVE family home with an attached DOUBLE GARAGE, offering EXCEPTIONAL family living space. Entering this home through double doors, you are welcomed with an entrance hallway, featuring a WC. To the left of the home a door leads in to the SPACIOUS, kitchen with Island and a separate Utility area with access through into the double garage. Back through into the hallway there is a separate SNUG/FAMILY area to the front of the property.

A LARGE separate living area, can be accessed from the main hallway and leads into a Dining area with access out to the rear SOUTH FACING garden through French doors.

The first floor landing features a Juliette Balcony, Family Bathroom and Storage Cupboard. Four large bedrooms complete this first floor with a balcony and En-suite to Bedroom Two.

Up the stairs to the Second floor and finishing off this Beautiful EXECUTIVE HOME, is the sixth bedroom, which could also double up as a walk in wardrobe or cinema room. Finally the Principal Master Bedroom, with En-suite, also features a balcony which overlooks the rear garden with views of the open countryside.

3194 SqFt

Have a property to sell? Contact Urban BASE for more information on our Assisted Move scheme.

Disclaimer: Images are for illustrative purposes only. Council Band: Pending Valuation Office. EPC to follow upon completion

FEATURES

- 5/6 BEDROOMS
- DOUBLE GARAGE
- EXECUTIVE HOMES
- OPEN COUNTRYSIDE VIEW

Urban BASE

The

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agent

- SOUTH FACING REAR GARDEN
- BALCONY TERRACE
- READY SUMMER 2024
- HIGH SPECIFICATION THROUGHOUT

CONSUMER
CODE FOR
HOME BUILDERS

www.consumercode.co.uk



ROOM DESCRIPTIONS

Ground Floor

Living Room

8.62m x 5.13m (28' 3" x 16' 10")

Snug/Family

3.35m x 5.36m (11' 0" x 17' 7")

Hallway

4.1m x 3.21m (13' 5" x 10' 6")

Dining

4.24m x 3.31m (13' 11" x 10' 10")

Kitchen

5.31m x 3.71m (17' 5" x 12' 2")

Utility

3.69m x 1.59m (12' 1" x 5' 3")

First Floor

Bedroom 2

4.23m x 5.36m (13' 11" x 17' 7")

Bedroom 2 En-Suite

1.39m x 2.07m (4' 7" x 6' 9")

Bedroom 2 Snug

1.58m x 3.22m (5' 2" x 10' 7")

Bedroom 3

5.30m x 5.36m (17' 5" x 17' 7")

Family Bathroom

2.01m x 2.58m (6' 7" x 8' 6")

Bedroom 4

4.33m x 5.36m (14' 2" x 17' 7")

Landing/Hallway

5.22m x 3.22m (17' 2" x 10' 7")

Bedroom 5

3.05m x 5.36m (10' 0" x 17' 7")

Second Floor

Master Bedroom/Bedroom 1

7.94m x 5.36m (26' 1" x 17' 7")

Master Bedroom Snug

2.55m x 3.32m (8' 4" x 10' 11")

Master Bedroom Balcony

1.34m x 2.89m (4' 5" x 9' 6")

Master Bedroom En-Suite

2.67m x 1.31m (8' 9" x 4' 4")

Bedroom 6/Cinema

7.95m x 5.36m (26' 1" x 17' 7")

External

Garage

6.37m x 6.40m (20' 11" x 21' 0")

