



6 High Carr Close, Framwellgate Moor, Durham, Durham. DH1 5JP

A very rare opportunity to acquire one of the finest new-home style detached dormer bungalows to the market. This property is presented immaculately throughout, offering spacious family accommodation over two floors - the dormer bungalow is deceptively spacious, enhanced further by a south facing, landscaped, rear garden. Situated close to Durham City, with an abundance of local amenities close by from the increasingly popular Arnison shopping centre. Viewing is essential to fully appreciate the high level of beautiful accommodation on offer. Ready to move in to.



£450,000 Freehold

PROPERTY DESCRIPTION

The accommodation very briefly comprises of entrance porch which leads through to a spacious reception hall. The front drawing room enjoys a private position with a luxury level of interior decor throughout. Oak panelled doors, and oak affect LTV flooring compliment this spacious home. The fourth bedroom is situated to the ground floor and currently used as a snug or home office. The spacious kitchen and dining room is bright with beautiful bi-fold doors leading you out to the landscaped garden. The kitchen comprises of a range of wall and base units with quartz work surfaces, under pelmit lighting, integrated appliances include over, hob extractor canopy, fridge, freezer and washer/drier. Bathroom with bath, shower cubicle, wash basin and wc, chrome heated towel rail, with contracting mosaic affect tiles to wet areas.

Return stairs with contrasting white spindles and oak hand rail lead you to the first floor. Comprising of three double bedrooms, fitted with luxury carpet, two with fitted sliding wardrobes, and one with a luxury en-suite comprising shower cubicle, wash basin, wc chrome heated towel rail and tiling to floor and wet areas.

Externally the property benefits from a beautiful landscaped rear garden with borders, lawn area, patio and garden shed, and outside tap. There is a detached garage with power and lighting, rubber matting to floor, and storage shelving to roof level.

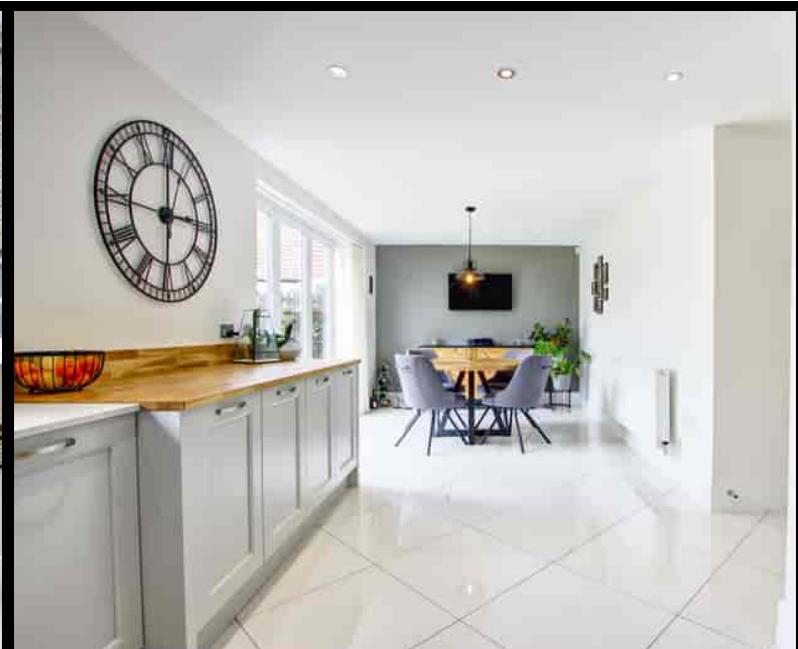
In all, a beautiful city home, and we would encourage early interest to be expressed.

FEATURES

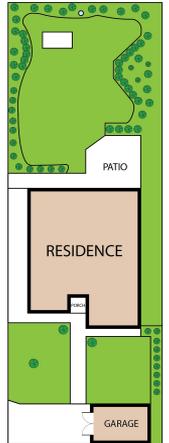
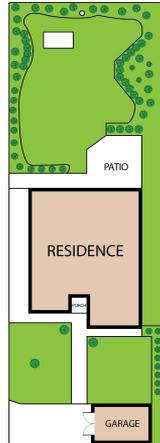
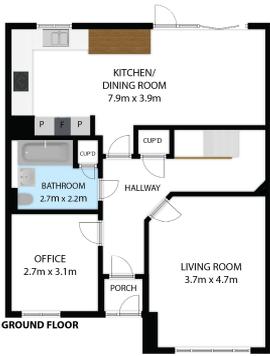
- Beautiful Detached Dormer Bungalow
- Newly Built by Avant Homes
- Beautifully Presented Throughout
- Good Degree of Privacy
- Enhanced Luxury Specification
- Stylish Open Plan Kitchen / Dining Room
- Garage and Drive
- Landscaped South-West Garden



ROOM DESCRIPTIONS



FLOORPLAN & EPC



6 High Carr Close, Durham DH1 5AT, UK, DH1 5AT
 TOTAL APPROX. FLOOR AREA 120 SQM / 1,291 SQFT
 Measurements are for information only and are not intended to be used for any other purpose. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(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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