



# CARVERS

SALES & LETTINGS

Harebell Meadows

Woodham, DL5 4UG

Offers over £210,000

House - Detached



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A beautifully presented DETACHED property with extensive driveway, detached garage and sizeable enclosed landscaped rear gardens.

Upon entering the entrance vestibule, you are welcomed into a spacious dual aspect living room, which is bathed in natural light and boasts French doors that open directly onto the generous enclosed rear garden. This seamless connection between indoor and outdoor spaces makes it an ideal setting for entertaining or simply enjoying a quiet afternoon in the sun. The heart of the home is the dual aspect fitted kitchen/dining room, providing ample space for family meals and gatherings. The kitchen is well-equipped, ensuring that cooking is a pleasure rather than a chore.

The first floor comprises three comfortable bedrooms, each offering a peaceful retreat at the end of the day. The family bathroom/WC features a modern white suite, catering to all your needs with style and functionality.

Outside, the property is equally impressive, with a large rear garden that features both lawn and gravelled areas, perfect for children to play or for hosting summer barbecues. The driveway extends to the side of the house leads to a detached single garage, adding to the practicality of this lovely home.

This property is not just a house; it is a place where memories can be made. With its modern features, ample space, and a peaceful location, it is an excellent opportunity for those seeking a family home in a desirable area.



- Dual aspect living room with French doors
- 3 bedrooms
- Extensive driveway extending to the side of the property
- Sizeable enclosed landscaped rear gardens with lawn, patio and gravelled areas
- Beautifully presented throughout
- Dual aspect fitted kitchen/dining room
- Family bathroom/WC with modern white suite
- Detached garage
- Cul-de-sac
- Popular Woodham location

## Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council

## Buyer(s) Identification Checks

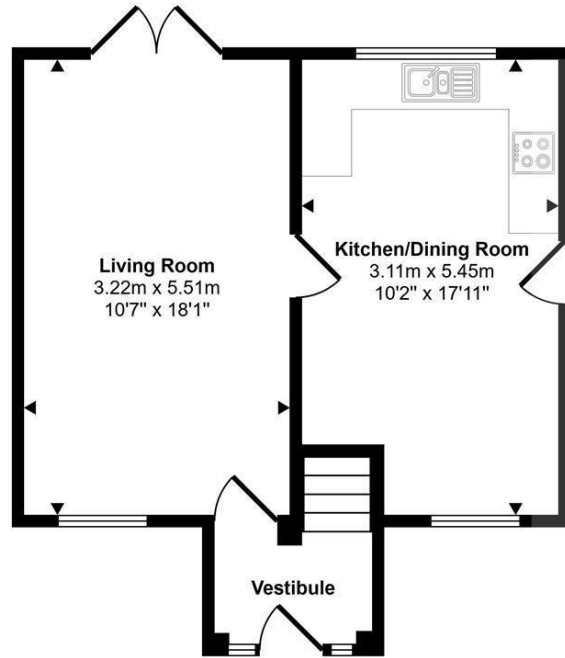
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## Property Size

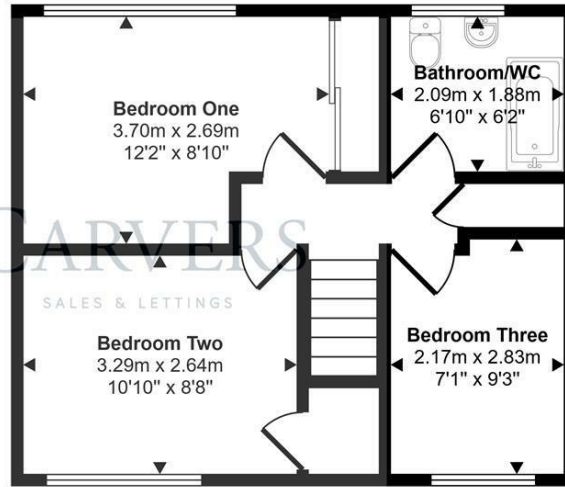
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)



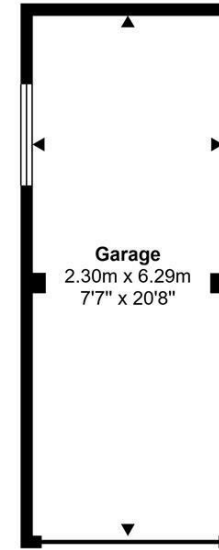
Approx Gross Internal Area  
89 sq m / 961 sq ft



Ground Floor  
Approx 39 sq m / 415 sq ft



First Floor  
Approx 36 sq m / 390 sq ft



Garage  
Approx 14 sq m / 156 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Property size taken from EPC  
785.00 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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