

CARVERS

SALES & LETTINGS

Brafferton Close

Woodham, DL5 4RQ

Offers in the region of £195,000

House - Detached

3

2

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A beautifully presented double-fronted DETACHED family home pleasantly situated in this popular location. Upon entering, you are greeted by an entrance vestibule that leads into a dual aspect living room. This inviting space features a focal point fireplace, creating a warm atmosphere, and boasts French doors that open into a lovely conservatory, perfect for enjoying the garden views throughout the year. The dual aspect fitted kitchen and dining room provide a practical yet stylish area for family meals and entertaining guests. The property comprises three bedrooms, ensuring ample space for relaxation and privacy. The family bathroom/WC is equipped with a contemporary white suite, including a separate shower, catering to the needs of modern living. Outside, the delightful enclosed rear garden is a true highlight, featuring both lawn and patio areas, ideal for outdoor gatherings or simply enjoying a quiet moment in the sun. Additionally, the property benefits from a driveway that accommodates two vehicles, providing convenience for residents and visitors alike. This charming home in Woodham is not just a property; it is a place where memories can be made. With its appealing features and prime location, it presents an excellent opportunity for those looking to settle in a friendly community.









- Dual aspect living room with French doors opening to conservatory
- 3 bedrooms
- Delightful enclosed rear gardens with lawn and patio areas
- Beautifully presented throughout
- Dual aspect modern fitted kitchen/dining room
- Fabulous bathroom/WC with separate shower cubicle
- Driveway for two vehicles
- 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)

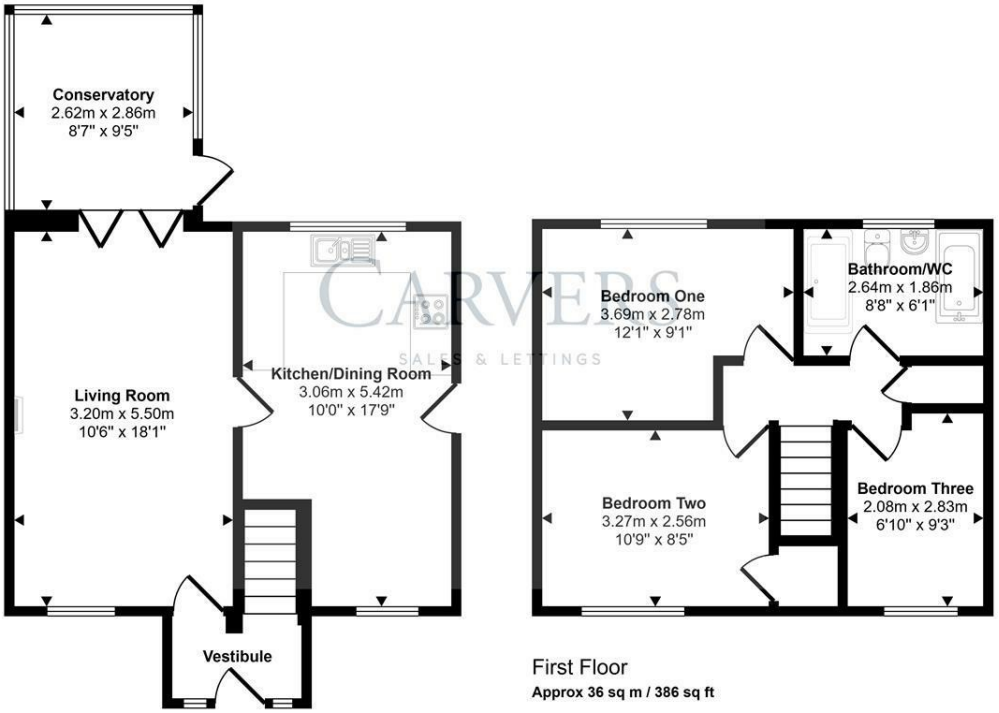








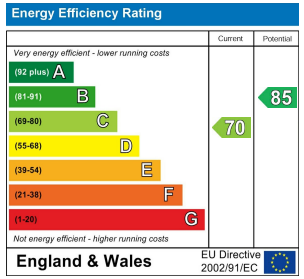
Approx Gross Internal Area
82 sq m / 881 sq ft



Ground Floor
Approx 46 sq m / 496 sq ft

First Floor
Approx 36 sq m / 386 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.



Property size taken from EPC
775.00 sq ft



Your home may be repossessed if you do not keep up repayments on your mortgage.
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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These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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