



## Bishops Meadow, Durham, DH7 0PU

**£425,000**

Impressive detached house in popular village location. Modern kitchen with granite worktops plus utility room, 3 reception rooms, contemporary bathroom, en suite, shower room & WC plus 4 double bedrooms & further study/bedroom 5. Many extras & upgrades.



# 5 Bishops Meadow, Lanchester, Durham, DH7 0PU

We are delighted to offer for sale this extended and improved detached house located in the popular village of Lanchester with access to amenities and transport links.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with granite worktops and integrated appliance, utility room with granite worktops plus contemporary bathroom, en suite, shower room and WC. Items of note include oak internal doors, wardrobes to 3 bedrooms plus walk in wardrobe to master bedroom, window shutters to a number of rooms plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring, blinds and shutters included as fitted.

To the ground floor is an entrance hall, lounge, dining room, conservatory, kitchen, utility room and WC. There are 3 bedrooms, the master with en suite plus a family bathroom located off the first floor landing. The top floor hosts a further 2 double bedrooms and a shower room.

The property benefits from matured gardens with lawns, planting, decking and external tap. There is a double driveway leading to a garage with remote controlled door plus power and light.

Tenure - Freehold  
Council Tax - Band F

The property comprises.

## GROUND FLOOR

### Entrance Hall

Having timber flooring with entrance mat well. Access to store.

### Lounge 18'8"(max) x 11'6"(max) (5.69m(max) x 3.53m(max))

A light dual aspect room with walk in bay window, electric fire and marble surround, timber flooring and shutters.

### Dining Room 17'10"(max) x 9'7"(max) (5.46m(max) x 2.94m(max))

With timber flooring and window blinds.

### Conservatory 14'8"(max) x 8'10"(max) (4.48m(max) x 2.70m(max))

Having a solid roof with recessed spot lights, timber flooring, blinds plus French doors leading to the rear garden.

### Kitchen 11'8"(max) x 10'4"(max) (3.57m(max) x 3.15m(max))

Having a comprehensive range of modern wall and base units with complimenting granite worktops, upstands and splash back. With oven, microwave, induction hob, hood, fridge freezer and dishwasher plus double Belfast sink and mixer tap. With floor tiling, recessed spot lights and blinds.

### Utility Room 5'10" x 5'0" (1.79m x 1.54m)

Having modern units with granite worktops and floor tiling. Space for washing machine and drier. Door leading to outside.

### WC 5'0"(max) x 2'9"(max) (1.54m(max) x 0.85m(max))

Having contemporary white sanitary ware with vanity basin, chrome ladder radiator, wall and floor tiling.

## FIRST FLOOR

### Landing

With fitted carpets. Access to store and airing cupboard.

### Bedroom 1 13'8" x 11'6" (4.18m x 3.51m)

With walk in wardrobes, timber flooring and shutters.

### En Suite 12'2"(max) x 8'8"(max) (3.73m(max) x 2.66m(max))

Having an impressive 5 piece suite with twin basins, stand alone bath and walk in shower plus vanity units, chrome ladder radiator, cabinet, wall and floor tiling.

### Bedroom 2 14'4"(max) x 8'11"(max) (4.39m(max) x 2.72m(max))

With fitted wardrobes, carpets and shutters.

### Bedroom 5/Study 8'11"(max) x 8'1"(max) (2.74m(max) x 2.48m(max))

With fitted wardrobes and timber flooring.

### Bathroom 8'8"(max) x 6'2"(max) (2.65m(max) x 1.90m(max))

Having contemporary sanitary ware with the bath replaced by a feature walk in shower plus vanity, recessed spot lights, chrome ladder radiator, wall and floor tiling, light mirror and cabinet.

## SECOND FLOOR

### Landing 2

With fitted carpets and study/seated area.

### Bedroom 3 16'10"(max) x 9'0"(max) (5.15m(max) x 2.75m(max))

With wardrobes, carpets, shutters and blinds.

### Bedroom 4 15'7"(max) x 11'3"(max) (4.76m(max) x 3.44m(max))

With laminate flooring and blinds.

### Shower Room 6'2"(max) x 5'7"(max) (1.88m(max) x 1.72m(max))

Having contemporary white sanitary ware with vanity, chrome ladder radiator, recessed spot lights plus wall and floor tiling.

## EXTERNAL

The property benefits from matured gardens with lawns, planting, decking and external tap. There is a double driveway leading to a garage with remote controlled door plus power and light.





