



## Blair Close

Sherburn Village DH6 1RQ

Offers Over £280,000







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# Blair Close

## Sherburn Village DH6 1RQ



- Extended and remodelled
- EPC RATING - B
- South facing rear garden

- Four bedrooms with one on the ground floor
- Two spacious reception rooms
- Solar panels

- Large kitchen with island unit
- Two stylish bathrooms
- Much sought after location

Extended and remodelled by the current owners, this attractive home is situated on a much sought after estate and should appeal to a wide range of buyers. The flexible accommodation includes a bedroom to the ground floor, housed within the ground floor extension. This could also be used as an additional reception room or home office.

Situated in a peaceful cul de sac, this property boasts a welcoming hallway with WC, two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. There is a large kitchen with island unit, a lobby with access the garden and bedroom four. To the first floor there are three bedrooms, the master with stylish ensuite and dressing area, all sharing the modern family bathroom. Externally the rear garden is south facing, whilst to the front there is ample driveway parking and a garage.

The property is within reach of local amenities and has easy access to Durham City.

Early viewing is highly recommended.

### GROUND FLOOR

#### Entrance Hall

Welcoming hallway entered via UPVC double glazed door. Having stairs leading to the first floor, tiled flooring and radiator.

#### WC

Comprising of a WC, hand wash basin, radiator and UPVC double glazed opaque window to the front.

#### Living Room

17'0" x 10'2" (5.19 x 3.11)

Spacious reception room with two UPVC double glazed windows to the front, coving and radiator.

#### Dining Room

9'8" x 8'0" (2.96 x 2.44)

Open to the living room creating a large space for entertaining. Having a UPVC double glazed window to the rear, coving and radiator.

#### Kitchen/Dining Room

17'0" x 16'7" (5.19 x 5.08)

An impressive family sized kitchen which is perfect for modern living. The kitchen is fitted with a comprehensive range of units and a central island unit, all having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a double oven and electric hob with stainless steel extractor over and washing machine. Further features include two UPVC double glazed windows to the front, a further UPVC double glazed window to the rear, tiled splashbacks and flooring, a unit housing the gas central heating boiler, a storage cupboard and two radiators.

#### Lobby

With a UPVC double glazed external door to the rear garden and door to the ground floor bedroom.

#### Bedroom Four

11'5" x 9'8" (3.49 x 2.97)

A well proportioned ground floor bedroom which allows for independent living. The room would also be suitable a further variety of uses to suit the needs of any buyer. Having a UPVC double glazed window to the rear, coving and radiator.

### FIRST FLOOR

#### Landing

Having a UPVC double glazed window to the rear, an airing cupboard and access to the loft.

#### Bedroom One

17'0" x 10'5" (5.19 x 3.20)

Generous double bedroom with a UPVC double glazed windows to the front and rear, laminate flooring and two radiators. There is also a dressing area with wardrobe and access to the ensuite shower room.

#### Ensuite

8'2" x 4'7" (2.51 x 1.40)

Stylish ensuite comprising of a cubicle with mains fed shower over, hand wash basin set to a vanity unit and WC. Having tiled splashbacks and flooring, shaver point, extractor fan and UPVC double glazed opaque window to the front.

#### Bedroom Two

11'2" x 7'2" (3.42 x 2.20)

Double bedroom with a UPVC double glazed window to the rear, fitted wardrobe, laminate flooring and radiator.

#### Bedroom Three

9'3" x 9'3" (2.84 x 2.84)

Further well proportioned bedroom with a UPVC double glazed window to the front, fitted wardrobe and radiator.

#### Bathroom/WC

8'2" x 6'3" (2.50 x 1.91)

Luxurious family bathroom comprising of a spa bath with mains fed shower over, hand wash basin set to a vanity unit and WC. With fully tiled walls and flooring, a heated towel rail, extractor fan and two UPVC double glazed opaque windows to the front.

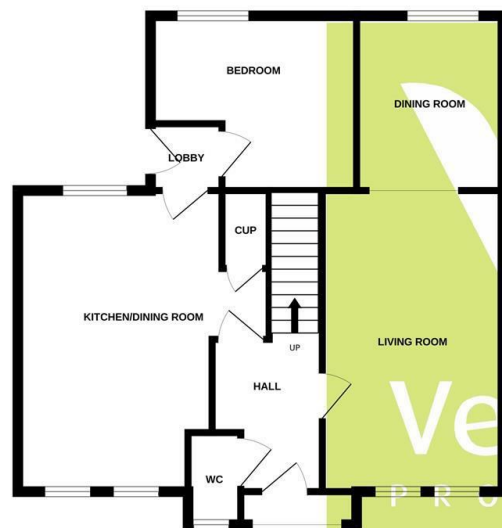
### EXTERNAL

To the front of the property is a lawned garden and driveway providing off street parking and access to the garage. At the rear is an enclosed, south facing garden with lawn and planted borders.

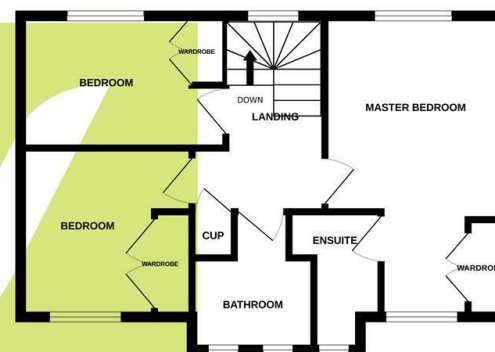
#### Garage

Single garage situated to the front of the property with a remote controlled door.

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. High download speeds available. Highest available upload speed 9000 Mbps.

Mobile Signal/coverage: Likely with all providers. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2,551 (Maximum 2025)

Energy Performance Certificate Grade B

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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