



Brancepeth View

Brandon DH7 8TT

Offers In The Region Of £249,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Brancepeth View

Brandon DH7 8TT



- Extended family home
- EPC RATING - C
- Highly sought after estate

- Available with no onward chain
- Three flexible reception rooms
- Easy access to Durham City

- Four well proportioned bedrooms
- Large rear garden
- Good road links via the A690

SOLD STC - SIMILAR PROPERTIES REQUIRED!

A fantastic opportunity for family buyers to purchase with no onward chain, an extended four bedroom detached property, providing spacious accommodation throughout and situated within a highly sought after estate.

The well presented accommodation, which must be viewed to be fully appreciated comprises of a welcoming entrance hallway, spacious living room with double doors opening in to a family room which has french doors opening in to the rear garden, dining room with access in to the large comprehensively fitted kitchen, a useful utility room and a cloakroom/WC. The reception areas provide the flexibility to be used to suit the needs of any buyer. To the first floor there are four well proportioned bedrooms, the generous master bedroom having an en-suite shower room. There is also a further family bathroom fitted with white suite. Externally there are pleasant gardens to the front and rear of the property, with the generous and mature garden enjoying a good degree of privacy. There is also a detached garage which is accessed via a double length driveway for off street parking.

The property occupies an extremely pleasant position within Brancepeth View, in a semi rural position on the outskirts of Brandon where there are a range of local shops and amenities available. There is excellent access to Durham City Centre which lies approximately 4 miles distant. Brandon is also well placed for commuting purposes as it lies a short drive from the A690 highway which provides good road links to other regional centres.

Viewing is highly recommended for full appreciation.

GROUND FLOOR

Hall

Entered via UPVC door. Having stairs leading to the first floor, radiator and kamdean flooring.

Living Room

17'10" x 10'6" (5.45 x 3.22)

Spacious reception room with a UPVC double glazed window to the front, coving, radiator and double doors leading to the family room.

Family Room

10'7" x 9'8" (3.23 x 2.97)

A flexible reception room which can be used to suit the needs of any buyer with kamdean flooring, radiator and UPVC double glazed french doors opening in to the rear garden.

Dining Room

10'11" x 10'2" (3.33 x 3.11)

Having a UPVC double glazed window to the front, kamdean flooring, coving, radiator, external door to the side and door to the kitchen.

Kitchen

17'8" x 10'2" (5.40 x 3.10)

Large kitchen which is comprehensively fitted with a range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, built in double oven, gas hob with extractor over and integrated dishwasher. Further features include a UPVC double glazed window to the rear, tiled flooring and splashbacks, recessed spotlighting and radiator.

Utility Room

4'9" x 4'3" (1.45 x 1.32)

With fitted worktop, plumbing for a washing machine, dryer vent, tiled flooring and wall mounted combi gas central heating boiler.

WC

With WC, hand wash basin, fully tiled walls, tiled floor, radiator and extractor.

FIRST FLOOR

Landing

Having storage cupboard and access to the loft.

Master Bedroom

15'7" x 10'7" (4.75 x 3.25)

Generous double bedroom with a UPVC double glazed window to the rear, a range of fitted wardrobes and storage, further built in wardrobe and radiator.

En-suite

7'10" x 3'10" (2.40 x 1.18)

Fitted with a double width cubicle with electric shower, pedestal wash basin and WC. Having fully tiled walls, tiled flooring, radiator and extractor fan.

Bedroom Two

10'10" x 8'7" (3.32 x 2.63)

Double bedroom with a UPVC double glazed window to the front, coving, radiator and overstairs storage cupboard.

Bedroom Three

10'2" x 9'10" (3.10 x 3.00)

Double bedroom with a UPVC double glazed window to the rear, further UPVC double glazed opaque window to the side and radiator.

Bedroom Four

9'3" x 7'0" (2.83m x 2.15m)

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

Family Bathroom

7'0" x 6'1" (2.14m x 1.87m)

Fitted with a white suite comprising of a panelled bath with electric shower over, pedestal hand wash basin and WC. Having fully tiled walls, tiled flooring, radiator and UPVC double glazed opaque window to the side.

EXTERNAL

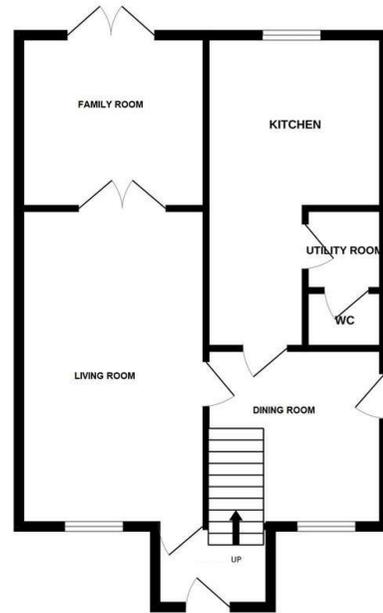
The property enjoys a lovely plot with a generous mature garden to the rear with a good degree of privacy. Having lawn, mature trees and borders, block paved patio area and walkways, cold water tap, external lighting and storage shed.

To the front of the property is a block paved double driveway for off street parking leading to the garage.

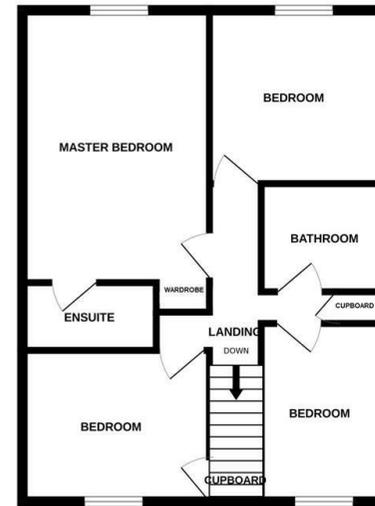
DETACHED GARAGE

Having an up and over door, power and lighting.

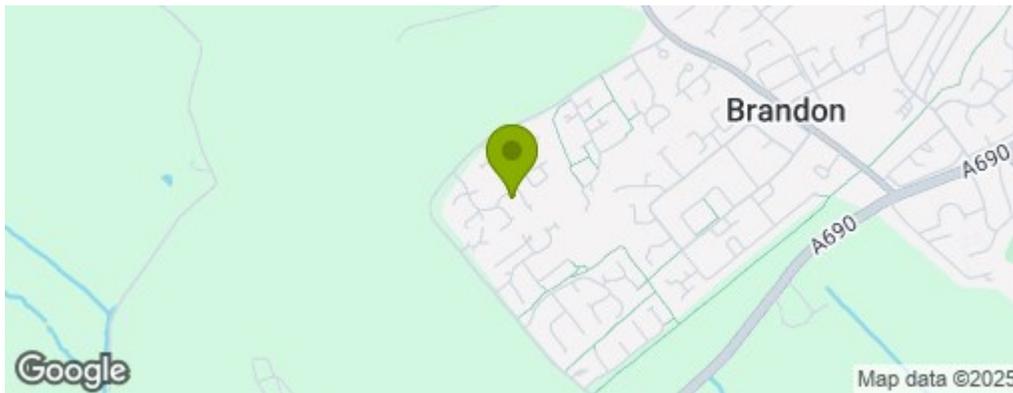
GROUND FLOOR



1ST FLOOR



While 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

EPC RATING - C : TENURE - FREEHOLD : COUNCIL TAX BAND - C

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