



**Chalfont Way**

Meadowfield DH7 8UP

Offers In The Region Of £184,950





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.



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.

# Chalfont Way

## Meadowfield DH7 8UP



- Sought after location
- EPC RATING B
- Three well proportioned bedrooms

- Superb kitchen and bathroom
- Two lovely reception rooms
- Generous rear garden, driveway and garage

- No chain involved
- Large conservatory
- Small cul de sac

Venture Properties are delighted to offer the opportunity to purchase with no onward chain, a three bedroom semi detached house on this highly sought after estate within Meadowfield. The property is presented to a high standard throughout and must be viewed for full appreciation.

Enjoying a small cul de sac location and a good degree of privacy to the rear, this superb property has an impressive floor plan comprising of a welcoming entrance hall, spacious living room with feature fireplace, dining room which also has a fireplace and patio doors leading in to a large conservatory. There is also a quality refitted kitchen with pantry cupboard. To the first floor there are two well proportioned double bedrooms, a further single bedroom and a stylish family bathroom. Externally the property has a double length driveway, garage and generous rear garden.

Chalfont Way is located within easy reach of local amenities located within Meadowfield and nearby Langley Moor. There are also excellent links in to Durham City which is located less than 10 minutes drive away.

Viewing is highly recommended.

### GROUND FLOOR

#### Entrance Hall

Entered via a UPVC double glazed door. Having stairs leading to first floor, radiator and telephone point.

#### Living Room

14'2" x 13'6" (4.34 x 4.14)

Well presented reception room with a UPVC double glazed

window to the front, feature fireplace housing a gas fire, coving and radiator.

#### Dining Room

10'9" x 8'7" (3.28 x 2.62)

Having a feature fireplace housing an electric fire, coving, radiator and patio doors leading in to the conservatory.

#### Conservatory

12'8" x 8'10" (3.88 x 2.70)

Large conservatory with UPVC double glazed windows, laminate flooring, radiator and UPVC double glazed door opening in to the rear garden.

#### Kitchen

10'9" x 7'10" (3.30 x 2.40)

Recently refitted with a quality range of wall and floor units having contrasting work surfaces incorporating a sink and drainer unit with mixer tap, a built in oven and microwave oven, gas hob with extractor over, plumbing for a dishwasher and fridge/freezer space. Further features include a UPVC double glazed window to the rear, pantry cupboard, radiator and UPVC double glazed external door to the side.

### FIRST FLOOR

#### Landing

Having a UPVC double glazed window to the side, coving and access to the loft which houses the combi gas central heating boiler.

#### Bedroom One

14'3" x 10'8" (4.35 x 3.27)

Generous double bedroom with a UPVC double glazed window to the front, coving and radiator.

#### Bedroom Two

11'1" x 8'11" exc door recess (3.40 x 2.74 exc door recess)

Double bedroom with a UPVC double glazed window to the rear, coving and radiator.

#### Bedroom Three

9'4" x 6'0" (2.87 x 1.83)

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

#### Family Bathroom/WC

8'3" x 7'6" (2.53 x 2.31)

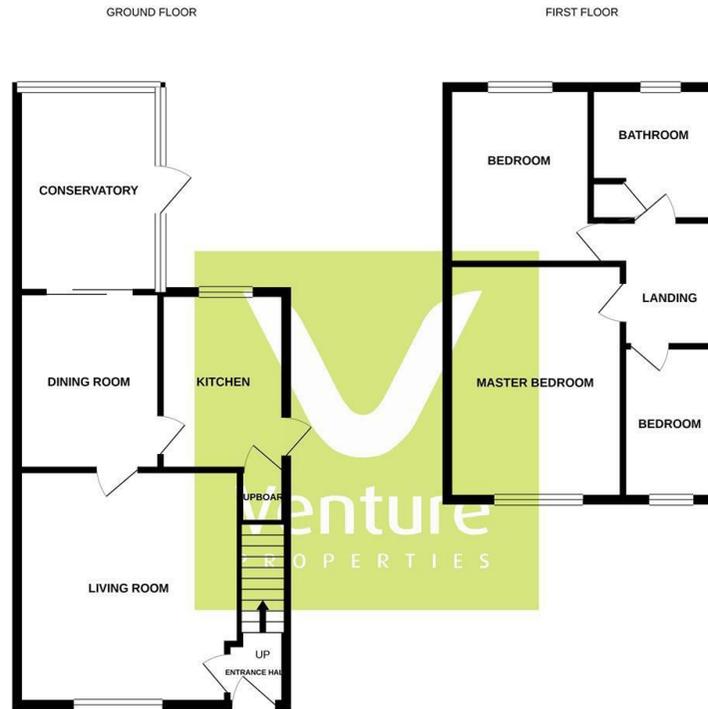
Beautiful family bathroom comprising of a panelled bath with mains fed shower over, hand wash basin and WC to a vanity unit. Having tiled splashbacks, a chrome heated towel rail, UPVC double glazed opaque windows to the rear and side and a utility cupboard with shelving and plumbing for a washing machine.

#### EXTERNAL

To the front of the property is a lawned garden and double length driveway for off street parking, whilst to the rear is a good sized enclosed garden with lawn, two patio areas, mature borders and wooden shed.

#### GARAGE

Single garage with an electric roller door, power and lighting and door to the garden.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, corners and any other points 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 here have not been tested and no guarantee as to their operability or efficiency can be given. Made with MapInfo ©2020



## Property Information

Tenure: Freehold  
 Gas and Electricity: Mains  
 Sewerage and water: Mains  
 Broadband: Check via OFCOM website.  
 Mobile Signal/covrage: We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: C Annual price: £2268 (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

**0191 3729797**

1 Whitfield House, Durham, County Durham, DH7 8XL  
[durham@venturepropertiesuk.com](mailto:durham@venturepropertiesuk.com)