



Brancepeth View

Brandon DH7 8TT

Offers In The Region Of £235,000





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 firms 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



- Three double bedrooms
- EPC Rating C
- Solar panels and combi boiler fitted in 2024

- Large garden room
- Comprehensively refitted kitchen
- Cul de sac location on a much sought after estate

- Spacious living room and dining room
- Modern refitted bathroom
- Ideal family home

Venture Properties are delighted to offer for sale this larger style three bedroom detached house which would be a perfect family home. Occupying a cul de sac position on a highly sought after estate and rarely available estate on the outskirts of Brandon.

Very well presented throughout, the spacious accommodation comprises of a welcoming entrance hall with cloaks cupboard and WC, living room with bay window and feature fireplace, dining room with access to a large garden room which is an excellent addition to the living space and a comprehensively refitted kitchen. To the first floor are three well proportioned bedrooms, all with built in storage and a modern refitted bathroom with spa bath. Externally there is driveway parking for up to five vehicles, a garage with electric door and a well maintained rear garden with summerhouse.

The property is located within Brancepeth View, in a semi rural location 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

Entrance Hall

Welcoming hallway with a return staircase leading to the first floor, a useful cloaks cupboard, coving, laminate flooring and radiator.

WC

Comprising of a refitted low level WC, a hand wash basin inset to a vanity unit, built splashback, a chrome heated towel rail and UPVC double glazed opaque window to the front.

Living Room

16'8" x 10'7" (5.10 x 3.25)

A spacious and well presented reception room with a UPVC double glazed bay window to the front, a feature fireplace housing a gas fire, wood flooring, coving, radiator and double doors leading to the dining room.

Dining Room

9'8" x 9'4" (2.96 x 2.86)

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

Garden Room

16'6" x 13'2" (5.04 x 4.02)

An excellent addition to the property, greatly adding to the living space. With UPVC double glazed windows, laminate flooring, recessed spotlighting, radiator and UPVC double glazed french doors opening in to the rear garden.

Kitchen

11'10" x 9'9" (3.63 x 2.98)

Refitted in 2024 with a comprehensive range of wall and floor units having quartz worktops and splashback incorporating a sink and drainer unit with mixer tap, cooker space with extractor over, an integrated fridge/freezer and plumbing for a washing machine. Further features include a UPVC double glazed window to the garden room, a combi gas central heating boiler which was also installed in 2024 inside of a wall unit and UPVC double glazed external door to the side.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the side, a storage cupboard with shelving and space for a tumble dryer, coving and loft access.

Bedroom One

15'3" x 10'6" (4.65 x 3.21)

A generous double bedroom with a UPVC double glazed window to rear, a coordinating range of fitted wardrobes and storage units, spotlighting, coving and radiator.

Bedroom Two

11'11" x 8'10" (3.65 x 2.71)

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

Bedroom Three

10'7" x 8'0" (3.23 x 2.46)

A further well proportioned double bedroom with a UPVC double glazed window to the front, built in storage and radiator.

Family Bathroom/WC

8'1" x 5'4" (2.47 x 1.63)

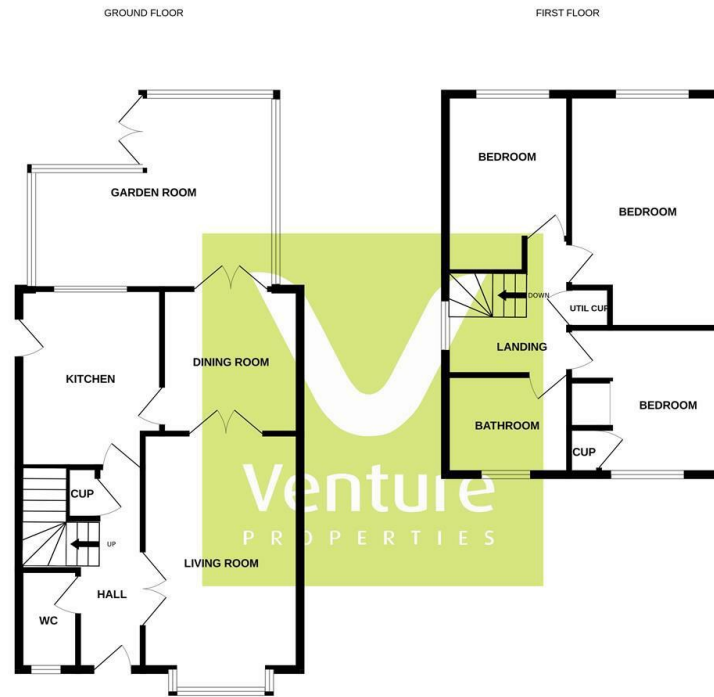
Refitted with a modern white suite comprising of a spa bath with mixer shower over, pedestal wash basin and WC. Having part tiled walls, recessed spotlighting, chrome heated towel rail, useful storage cupboard and UPVC double glazed opaque window to the front.

EXTERNAL

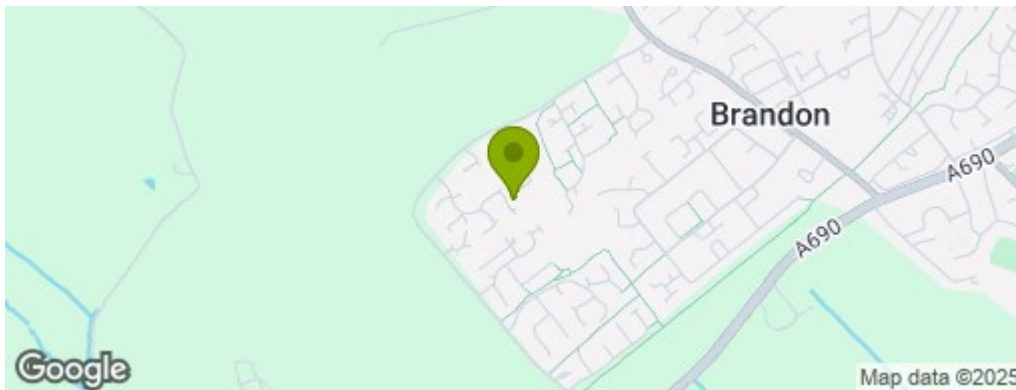
Externally the property enjoys well maintained garden comprising of a lawned garden to the front with driveway extending to the side of the property providing off street parking for up to five vehicles. At the rear is an enclosed, lawned garden with planted borders, a decked patio area, two storage sheds and a summerhouse. There is also an access gate to the driveway.

GARAGE

Having an electric roller door, power and lighting.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with Mergim 02025



Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

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

Council Tax: Durham County Council, Band: D Annual price: £2551 (Maximum 2025)

Energy Performance Certificate Grade C

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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