



**Winchester Drive**

Brandon DH7 8UG

£260,000





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# Winchester Drive

Brandon DH7 8UG

- Much sought after location
- EPC RATING - E
- Generous well maintained gardens

This spacious two bedroom detached bungalow is situated in a highly sought after location within walking distance to local amenities and countryside. Well maintained and offering lots of potential, viewing is highly recommended.

The living accommodation comprises of an entrance porch and welcoming hallway with cloaks cupboard, generous living room with feature fireplace, dining room and a comprehensively fitted kitchen, conservatory, master bedroom with built in wardrobes, further well proportioned double bedroom and refitted shower room/WC. Externally the property enjoys low maintenance gardens, a long driveway for off street parking and large detached garage.

Properties in this location prove very popular, we therefore recommend an early viewing to avoid disappointment.

## Entrance Porch

Entered via patio doors. With glazed internal door to the hallway.

## Hall

Welcoming hallway with cloaks cupboard and radiator.

- Cul de sac
- Two double bedrooms
- Triple driveway and garage



x 2



x 1



x 3

- Very spacious
- Two reception rooms plus conservatory
- Well maintained with lots of potential

## Living Room

17'11" x 12'11" (5.48 x 3.96)

Spacious reception room with a UPVC double glazed window to the front, fireplace with an electric fire and radiator.

## Dining Room

8'6" x 7'10" (2.60 x 2.40)

With a UPVC double glazed window to the conservatory, access to the kitchen and radiator.

## Kitchen

9'10" x 8'5" (3.00 x 2.57)

Fitted with a range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a gas cooker, plumbing for a washing machine, fridge space, tiled flooring, UPVC double glazed window to the side and double glazed door to the conservatory. There is a pantry cupboard and further cupboard housing the combi gas central heating boiler.

## Conservatory

16'11" x 6'0" (5.18 x 1.84)

An excellent addition to the property with UPVC double glazed windows, radiator and patio doors to the rear garden.

## Bedroom One

12'9" x 10'9" (3.91 x 3.30)

Generous double bedroom with a UPVC double glazed window to the front, two built in wardrobes and a radiator.

## Bedroom Two

10'9" x 10'6" (3.28 x 3.21)

Further double bedroom with a UPVC double glazed window to the rear and radiator.

## Shower Room/WC

8'2" x 5'8" (2.50 x 1.74)

Refitted with a double cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks, radiator and two UPVC double glazed opaque window to the rear.

## EXTERNAL

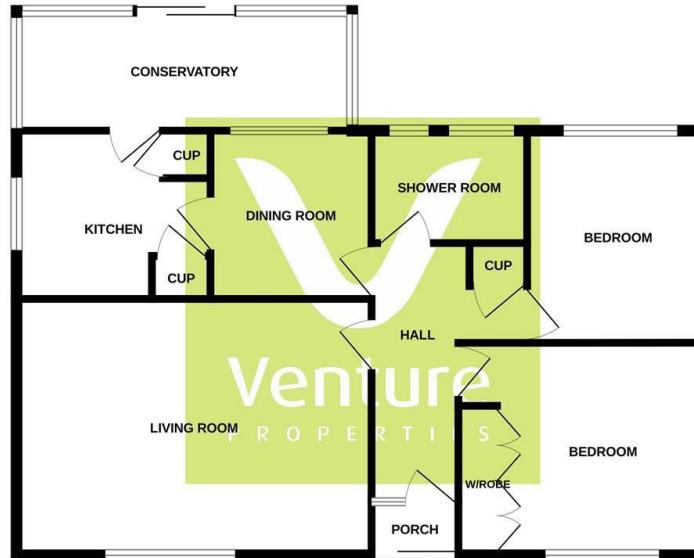
The property enjoys well maintained gardens to the front and rear which have been designed for easy maintenance with a useful wooden shed. There are double gates to the side which provide access to a triple length driveway for off street parking.

## Garage

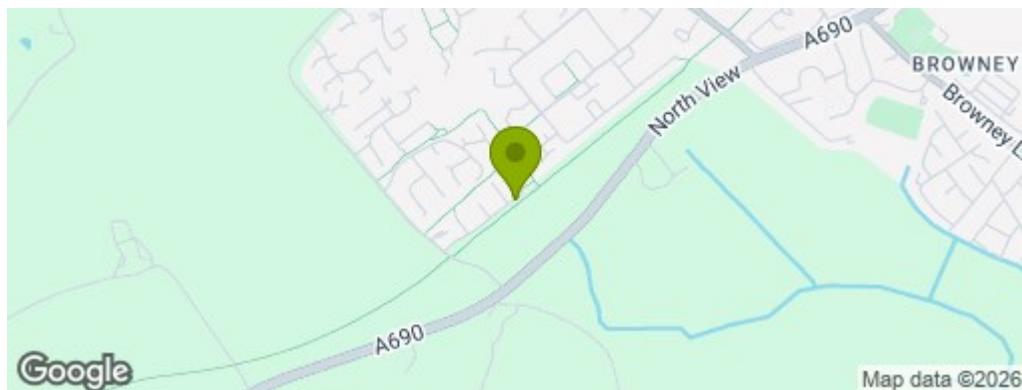
16'11" x 8'2" (5.18 x 2.51)

A detached garage with electric roller door, power and lighting.

## GROUND FLOOR



Whilst every effort 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 fixtures and fittings shown in the plan 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. Highest available speed is 50 Mbps.

Mobile Signal/coverage: 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 E

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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