



Deerness Lodge

Esh Winning DH7 9HN

Offers In The Region Of £225,000





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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Deerness Lodge

Esh Winning DH7 9HN

- Unique detached home
- EPC RATING - C
- Stylish ground floor shower room/WC

Welcome to Deerness Lodge, a unique detached home tucked away in a central location within the village of Esh Winning, Durham. This impressive property boasts three generously proportioned bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you'll be greeted by a beautifully refurbished interior with large rooms that offer plenty of natural light and a sense of openness. The highlight of this home is the impressive open plan kitchen and dining room, which has been remodelled by the current owners. It is ideal for entertaining guests and family living. There is also a very spacious living room, a luxurious bathroom and useful ground floor shower room/WC. Externally there is an enclosed garden, storage shed and double length driveway for off street parking. The central village location provides easy access to local amenities and the nearby Deerness Valley walkway.

Don't miss out on the opportunity to make this stunning house your new home. Contact us today to arrange a viewing and experience the charm and comfort that Deerness Lodge has to offer.

GROUND FLOOR

Entrance Porch

Accessed from the garden with glazed double doors to the hallway.

Hall

A welcoming hallway with staircase leading to the first floor, feature window, radiator and external door to the rear.

- Very spacious living accommodation
- Three generously proportioned bedrooms
- Large entrance hallway and landing



x 3



x 2



x 1

- Impressive open plan kitchen and dining room
- Luxurious bathroom
- Enclosed gardens and parking

Living Room

20'4" x 13'3" (6.20 x 4.06)

Very spacious with a bay window to the rear having a window seat, further window to the side, feature fireplace housing an electric fire, laminate flooring and radiator.

Open Plan Kitchen and Dining Room

20'4" x 13'3" (6.20 x 4.06)

An impressive open plan kitchen and dining room which is perfect for modern living and entertaining and sure to be the heart of the home. With a bay window and further windows to the rear and side, laminate flooring, two radiators and feature lighting.

The kitchen has been remodelled and refitted with a comprehensive range of units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a range cooker with extractor over, an integrated fridge, freezer, dishwasher and washer/dryer. There is a breakfast bar and a unit housing the combi gas central heating boiler.

Shower Room/WC

5'7" x 5'0" (1.72 x 1.54)

Refitted with a cubicle with mains fed shower, hand wash basin to a vanity unit, WC, tiled splashbacks, heated towel rail, recessed spotighting, extractor fan and opaque window.

FIRST FLOOR

Landing

With a window to the front, radiator and access to the loft which is partly boarded and has retractable ladders.

Bedroom One

20'4" x 13'3" (6.20 x 4.06)

Large master bedroom with a bay window, further window to the side, fitted wardrobes to one wall and a radiator.

Bedroom Two

13'3" x 11'10" (4.06 x 3.63)

Generous double bedroom with a bay window and radiator.

Bedroom Three

10'10" x 8'0" (3.31 x 2.46)

Further well proportioned bedroom with a window to the side and radiator.

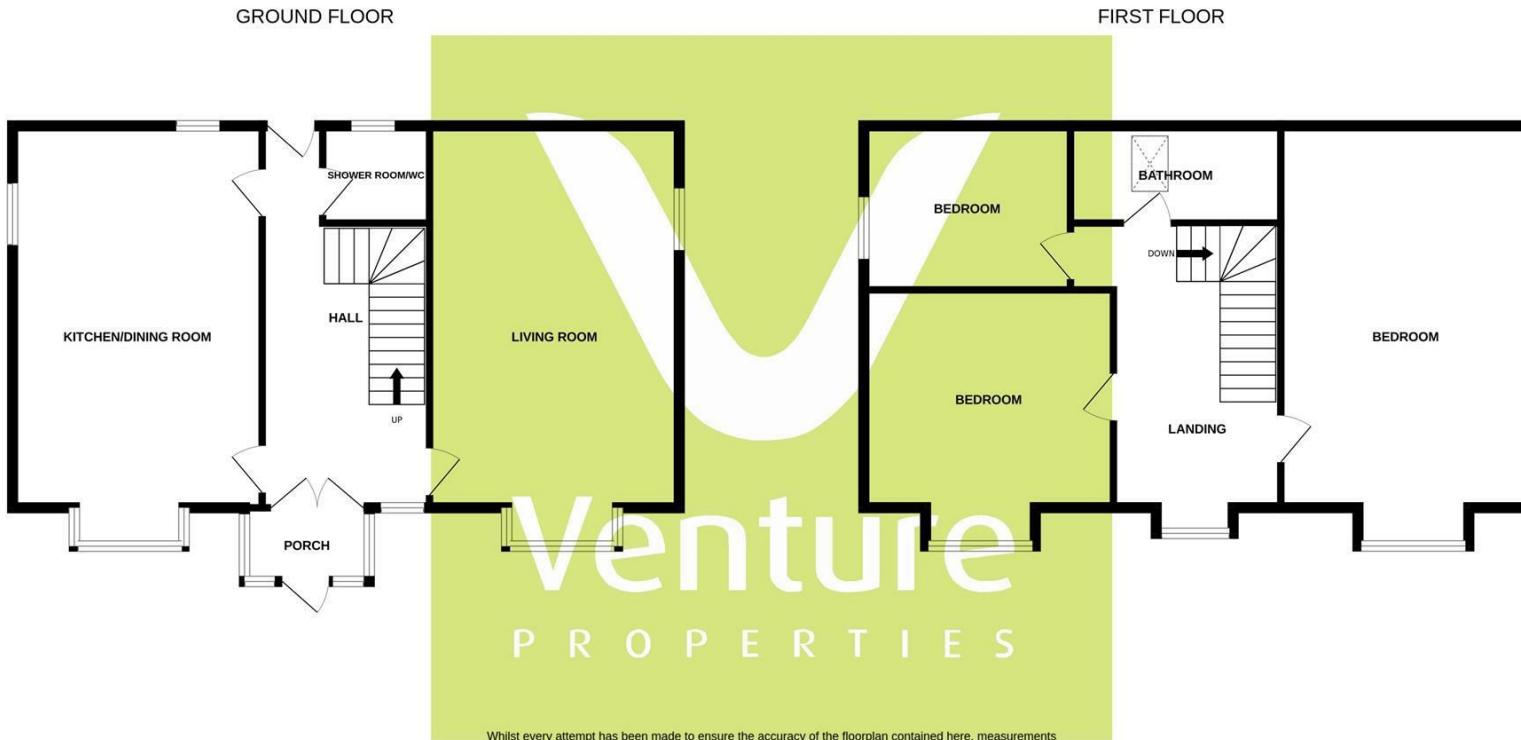
Bathroom/WC

11'5" x 5'1" (3.50 x 1.55)

Luxurious refitted bathroom comprising of a modern freestanding bath with mixer shower, WC and vanity unit having his and hers sinks. Having a velux window, tiled flooring, a heated towel rail, recessed spotighting and extractor fan.

EXTERNAL

The property is tucked away close to the centre of the village within easy reach of all amenities. There is an enclosed garden with lawn, a large storage shed and driveway parking for two vehicles.



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 80 Mbps.
 Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.
 Council Tax: Durham County Council, Band: C Annual price: £2,268 (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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