



## Talisman Close

Sherburn Village DH6 1RJ

Offers Over £350,000







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# Talisman Close

## Sherburn Village DH6 1RJ



- NO ONWARD CHAIN
- EPC RATING - D
- Detached double garage

- Rarely available - Viewing highly recommended
- Six well proportioned bedrooms
- Superb family home

- Extensive accommodation over three floors
- Two stylish refitted bathrooms
- Highly sought after estate

### SOLD STC - SIMILAR PROPERTIES REQUIRED

A rarely available opportunity to purchase a six bedroom detached home situated at the edge of this highly desirable development, within the sought after Sherburn Village. The property offers spacious living accommodation throughout, perfectly suited to family buyers.

The impressive floor plan comprises of an entrance hallway, living room with stove, dining room, conservatory, fitted kitchen and utility room. To the first floor, the master bedroom has fitted wardrobes and a stylish refitted ensuite shower room. There are three further well proportioned bedrooms on this level, all with built in wardrobes, sharing a luxurious refitted bathroom. To the second floor, a landing leads to two further double bedrooms. Externally the property enjoys a large plot with double driveway for off street parking, a detached double garage and a mature, enclosed garden to the rear which borders on to fields at the side.

Talisman Close lies within easy walking distance to a range of local village amenities including a primary school and has good road links to Durham City, which lies approximately 3 miles distant.

Viewing is highly recommended for full appreciation.

### GROUND FLOOR

#### Hall

Welcoming hallway entered via UPVC double glazed door. With stairs leading to the first floor, an understairs storage cupboard, coving, wood flooring and radiator.

#### Living Room

18'11" x 11'3" (5.78 x 3.44)

Spacious reception room with two UPVC double glazed windows to the front, a feature fireplace housing a stove, radiator and patio doors to the conservatory.

#### Conservatory

13'5" x 12'6" (4.11 x 3.83)

Having UPVC double glazed windows with self cleaning, tinted glass and french doors opening to the rear garden, wood laminate flooring and a radiator.

#### Dining Room

11'4" x 8'11" (3.46 x 2.73)

With glazed double doors to the hall, two UPVC double glazed windows to the front, coving and a radiator.

#### Kitchen

11'4" x 9'5" (3.46 x 2.89)

Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in oven and gas hob and plumbing for a dishwasher. Further features include a UPVC double glazed window to the rear, tiled splashbacks, wood flooring, TV and telephone points and a radiator.

#### Utility Room

6'3" x 6'2" (1.92 x 1.88)

A useful room with fitted worktop incorporating a stainless steel sink and drainer unit, plumbing for a washing machine, a fridge/freezer space, wall mounted combi gas central heating boiler and UPVC double glazed door to the rear garden.

### FIRST FLOOR

#### Landing

Having a UPVC double glazed window to the front and storage cupboard.

#### Bedroom One

12'0" x 10'8" (3.67 x 3.27)

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

#### Ensuite

8'6" x 3'2" (2.61 x 0.97)

A stylish refitted suite comprising of a cubicle with mains fed shower, hand wash basin and WC. Having fully tiled walls, Amtico flooring, a stainless steel heated towel rail and UPVC double glazed opaque window to the rear.

#### Bedroom Two

11'7" x 8'9" (3.55 x 2.68)

Double bedroom with a UPVC double glazed window to the rear, built in wardrobe and radiator.

#### Bedroom Three

11'7" x 7'3" (3.55 x 2.23)

Double bedroom with a UPVC double glazed window to the front, built in wardrobe and radiator.

#### Bedroom Four

11'8" x 6'9" (3.57 x 2.07)

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

#### Family Bathroom/WC

8'6" x 6'5" (2.61 x 1.97)

A luxurious refitted bathroom comprising of a bath with mains fed shower over, hand wash basin and WC inset to a vanity unit. Having fully tiled walls, Amtico flooring, a stainless steel heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed opaque window to the rear.

### SECOND FLOOR

#### Landing

With a velux window and recessed spotlighting.

#### Bedroom Five

11'1" x 11'0" (3.40 x 3.36)

Double bedroom with two velux windows and a radiator.

#### Bedroom Six

11'1" x 11'0" (3.40 x 3.36)

Further double bedroom with two velux windows and a radiator.

### EXTERNAL

The property enjoys a corner position within the cul de sac bordering on to fields at the side. The front garden has a lawn and double driveway leading to the garage, whilst to the rear is an enclosed garden with lawn, patio area, storage shed, greenhouse, log store and cold water tap.

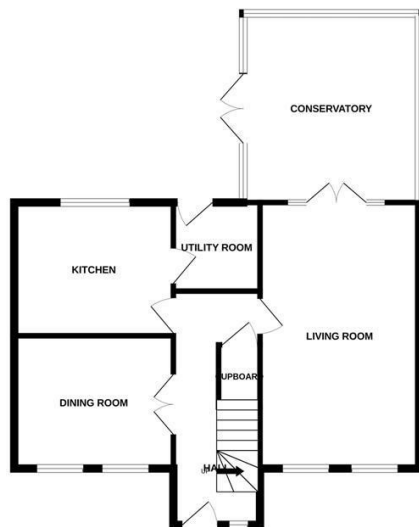
### DOUBLE GARAGE

18'0" x 16'6" (5.51 x 5.03)

A detached double garage with two up and over doors, power and lighting, a workbench, mezzanine overhead storage and an external door to the side.



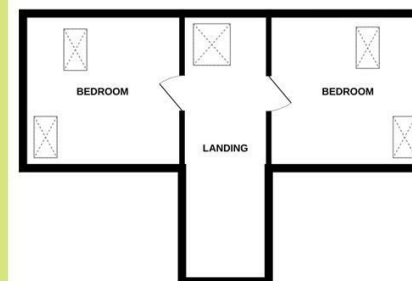
GROUND FLOOR



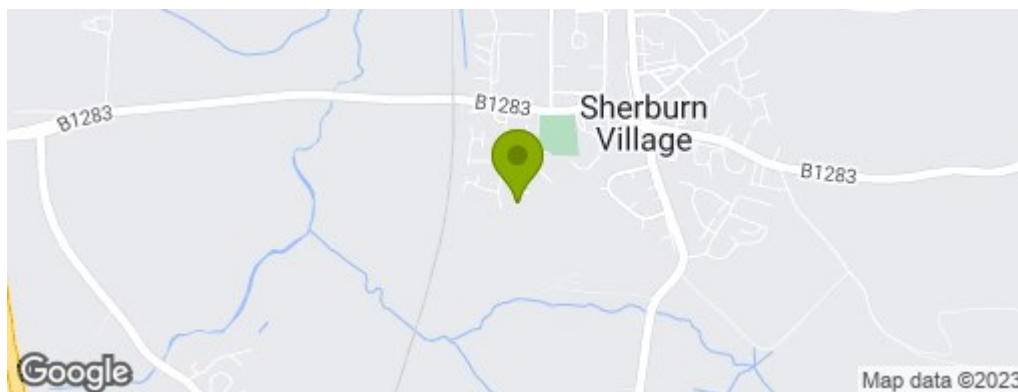
FIRST FLOOR



SECOND FLOOR



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

EPC RATING - D : TENURE - FREEHOLD : COUNCIL TAX BAND - E

**0191 3729797**

4 New Elvet, Durham City, County Durham, DH1 3AQ  
durham@venturepropertiesuk.com