



Venture
PROPERTIES

27 Chalfont Way, Meadowfield, DH7 8UP
£695 Per Calendar Month

BEAUTIFULLY PRESENTED - DURHAM JOHNSTON CATCHMENT AREA

Venture Properties are delighted to offer the opportunity to rent surely one of the best three bedroom semi detached houses on this highly sought after estate within Meadowfield. The property is presented to an extremely 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 is currently used as a sitting 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 beautiful refitted 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.

EPC RATING B

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"



Well presented reception room with a UPVC double glazed window to the front, feature fireplace housing a gas fire, coving and radiator.

Dining Room/Sitting Room 10'9" x 8'7"



A flexible room which is currently used by the current owner as a further sitting room. With a feature fireplace housing an electric fire, coving, radiator and patio doors leading in to the conservatory.

Further Dining Room/Sitting Room Image



Conservatory 12'8" x 8'10"



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"



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.

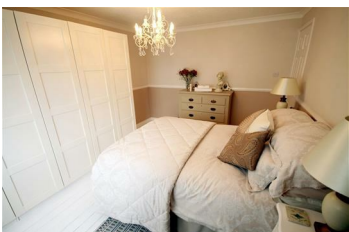
Bedroom One

14'3" x 10'8"



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

Further Bedroom One Image



Bedroom Two

11'1" x 8'11" exc door recess



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

Bedroom Three

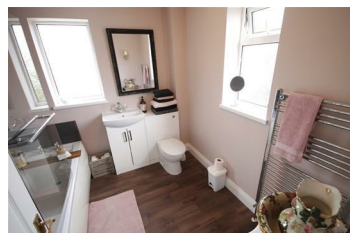
9'4" x 6'0"



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

Family Bathroom/WC

8'3" x 7'6"



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



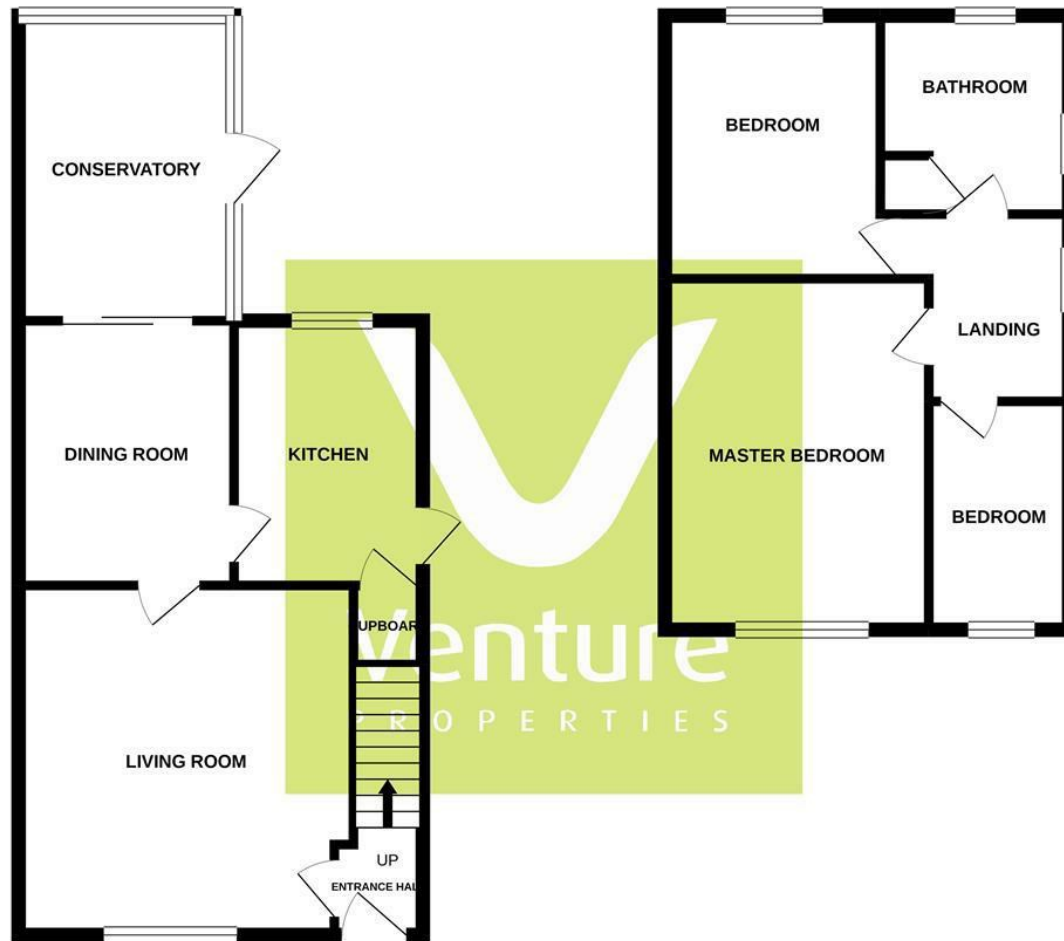
To the front of the property is a lawned garden and double length driveway for off street parking, whilst to the rear is a good sized enclosed garden with lawn, two patio areas, mature borders and wooden shed.

GARAGE

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

GROUND FLOOR

FIRST 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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Venture
PROPERTIES

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	89 93

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-68) D		
(20-54) E		
(11-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	85 90

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