



VENTURE  
PLATINUM



Longdale Grove | St. Johns Chapel  
Chain Free £475,000



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This drawing is to be read in conjunction with related drawings. Do not scale from this drawing. All dimensions are to be checked and verified on site.

Project Number

RA-2024-017

Project Name

25 Longdale Grove

Site Address

25 Longdale Grove,  
St Johns Chapel,  
Bishop Auckland,  
Co Durham.  
DL13 1QN

Layout Number

RA-2024-017 P1

<b>Layout Name</b>	Site Plan as Proposed
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Layout Scale

1:500 and 1:200 at A3

Status	
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Example	Raising Subsidiary	Raising Approved	Building Negative Subsidiary	Building Negative Approved
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UNDER CONSTRUCTION, COMING SOON. The images and details are a representation.

Pleasantly located on this SMALL EXCLUSIVE NEW BUILD DEVELOPMENT along with three other dwellings. Plot 1 is a stunning example of a LOVELY FIVE BEDROOM detached family residence.

The traditional exterior of this substantial 5 bedroom detached home conceals a very generous contemporary interior providing modern living space throughout.

The properties have plenty of parking per plot and a garage.

St Johns Chapel is situated in the North Pennines Area of Outstanding Natural Beauty having Pubs, a café, local shops and hosts many different community events such as shows, art exhibitions etc.

There are choices of schools both primary and secondary and a local bus company serves the area. The property is on the A689 where you can travel to all major towns and cities including Hexham, Carlisle, Newcastle, Durham and Darlington, all in around an hour. Stanhope Town is approx. 10 miles away and has a larger array of shops.

PLEASE NOTE: The images are intended to provide buyers with an impression of how the spaces could be arranged.

It is important to note that these layouts are indicative only. Final choices regarding kitchen, bathroom, utility areas, and other fittings will remain at the discretion of the purchaser, subject to their preferences and the agreed specification.

## GROUND FLOOR

Entrance Hallway

Living Room 4 x 4.9 (13'1" x 16'0")

Kitchen & Family Dining Room 9.5 x 4 (31'2" x 13'1")

Study 3 x 3.2 (9'10" x 10'5")

Utility Room 2.1 x 1.7 (6'10" x 5'6")

Ground Floor WC

## FIRST FLOOR

Landing

With storage cupboard

Bedroom One 4 x 4.5 (13'1" x 14'9")

Ensuite/WC

Bedroom Two 3.4 x 3.2 (11'1" x 10'5")

Bedroom Three 4 x 3.4 (13'1" x 11'1")

Bedroom Four 3.4 x 3.2 (11'1" x 10'5")





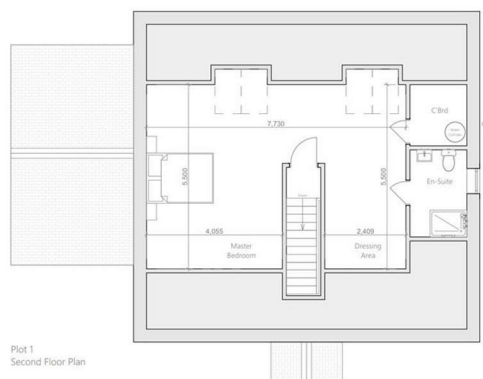
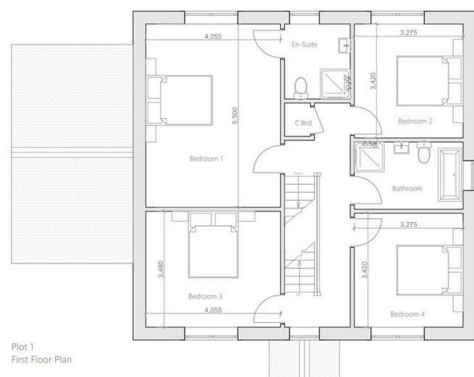
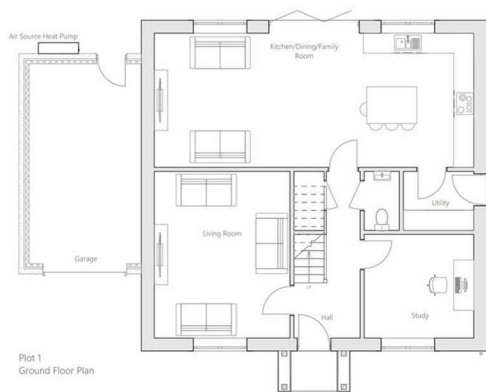
Bathroom/WC

Second Floor

Master Suite with Ensuite WC/Bedroom Five 4.1 x 4 (13'5" x 13'1")







### Interior Notes

Underfloor heating.

Double glazed UPVC casement windows and composite doors.

Possibility of choosing kitchen units and sanitary ware.

Large open plan living/dining/family area with bifold doors leading into the garden.

Separate lounge and study to ground floor.

5 double bedrooms, 2 with en suites.

Family bathroom with separate bath and shower.



#### Exterior Notes

Stone face detached property.  
Off street parking plus garage to front.  
Covered porch over entrance.  
Garden to rear.  
Paved Patio Area.  
Fully turfed garden.  
External lights.  
External water tap.  
Electric vehicle charging point

#### AGENTS NOTE

The houses are connected to the mains sewerage system, there are no land charges, the central heating will be air source heat pump (very energy efficient) there will be a 10 year build warranty certificate with each house.

Please note: there is a non refundable £1000 reservation fee to pay

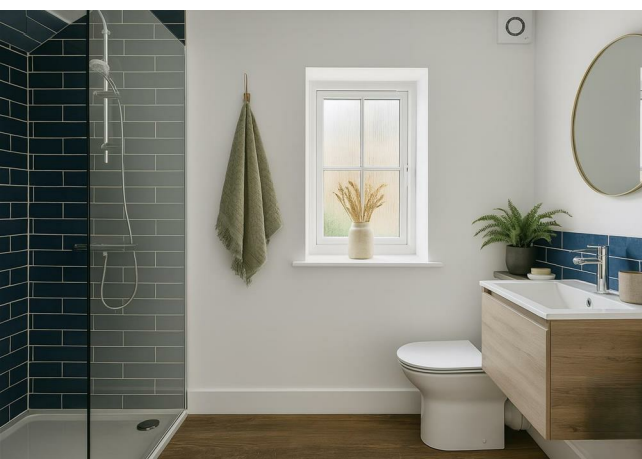
Planning Application Number DM/22/02338/VOC

#### AGENTS NOTE

Solar Panels are available as an optional extra at additional cost. Measurements are approximate.

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# Plot 1 Longdale Grove | St. Johns Chapel

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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