



Saunders Villas

Hamsterley DL13 3QB

£240,000





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Saunders Villas

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- Three Bedroom Semi Detached Home
- EPC Grade E
- Garden Room to Rear

- Lovely Rural Village Location
- Traditional Property
- First Floor Bathroom

- Oil Central Heating
- Gardens both Front & Rear
- A lovely Family Home

Nestled in the charming area of Saunders Villas, Hamsterley, this delightful semi-detached house offers a perfect blend of comfort and style. With a generous living space of 1,098 square feet, this property is ideal for families or those seeking a peaceful retreat.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The natural light that floods through the windows enhances the warm and welcoming atmosphere throughout the home.

The property boasts three well-proportioned bedrooms, each offering a tranquil haven for rest and rejuvenation. These rooms are perfect for accommodating family members or guests, ensuring everyone has their own space. The layout is thoughtfully designed to maximise comfort and privacy.

Completing this charming home is a well-appointed bathroom, providing all the necessary amenities for daily routines. The semi-detached nature of the property allows for a sense of community while still offering the privacy that many desire.

Located in the picturesque village of Hamsterley, residents can enjoy the beauty of the surrounding countryside, with plenty of opportunities for outdoor activities and leisurely walks. The area is well-connected, making it easy to access nearby Bishop Auckland and its array of shops, schools, and services.

In summary, this semi-detached house in Saunders Villas presents an excellent opportunity for those looking to settle in a serene environment without compromising on space and comfort. With its appealing features and prime location, this property is not to be missed.

GROUND FLOOR

Porch

Via uPVC door and tiled flooring.

Hallway

With open traditional staircase, tiled flooring and central heating radiator.

Lounge

13'2" x 12'3" (4.026 x 3.751)

With feature brick fire place housing wood burning stove and window to rear.

Dining Room

13'4" x 12'1" (4.071 x 3.701)

With central heating radiator and uPVC double glazed bay window to front.

Ground Floor Cloak Room/ WC

Having wash hand basin, WC and central heating radiator.

Kitchen

15'6" x 8'2" (4.726 x 2.503)

Fitted with wall and base units with contrasting work surfaces over, ceramic sink unit with mixer tap, integrated appliances to include, touch electric hob, eye level oven, fridge freezer, plumbing for washing machine, oil boiler, tiled flooring and three windows to rear elevation.

Garden Room

10'11" x 8'8" (3.344 x 2.666)

Having tiled flooring and uPVC double glazed windows and doors to rear garden.

FIRST FLOOR

Landing

With uPVC double glazed window side and loft hatch.

Bedroom One

13'0" x 10'1" (3.968 x 3.087)

With double fitted wardrobes, central heating radiator and uPVC double glazed window to front.

Bedroom Two

12'11" x 10'1" (3.960 x 3.087)

With double fitted wardrobes, central heating radiator and uPVC double glazed window to rear.

Bedroom Three

7'11" x 7'5" (2.424 x 2.285)

With central heating radiator and uPVC double glazed window to front.

Bathroom / WC

Fitted with a white clawed feet bath, WC, wash hand basin, underfloor heating, tiled flooring and uPVC double glazed window to rear.

Externally

To the front is an enclosed garden area with pathway leading to the front door.

To the rear is a further enclosed garden laid to lawn with timber build shed.

Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/2090-3167-0722-6101-3093>

EPC Grade E

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Mobile Signal/coverage: Limited with a number of different service providers. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: C Annual price: £2,084.37 (Maximum 2024)

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: Low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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TOTAL FLOOR AREA: 1166 sq.ft. (108.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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

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