

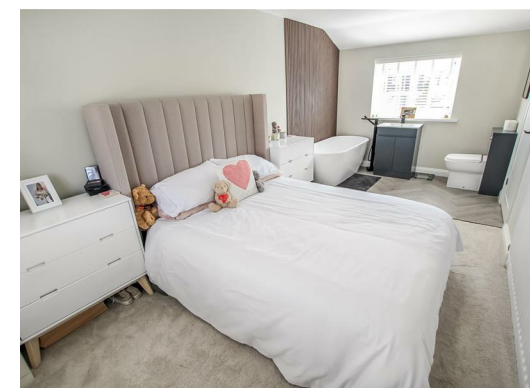




A beautifully presented family home which has been significantly improved throughout. Upon entering, you are greeted by a welcoming vestibule that leads into an "L" shaped living and dining area, enhanced by French doors that open onto the garden, allowing natural light to flood the space. The modern fitted kitchen is equipped with a range of integrated appliances, making it a joy for any home cook. Additionally, the part-converted garage, currently serving as a sitting room, offers versatility and could easily be transformed into a study or playroom to suit your needs. The first floor features three well-proportioned bedrooms, including a principal dual-aspect bedroom that is a true sanctuary, complete with a luxurious freestanding bathtub, a pedestal wash hand basin, and a low-level WC. The two additional bedrooms are also generously sized, providing ample space for family or guests. A shower room/WC completes the upper level. Externally, the property is equally impressive, with a block-paved driveway to the front and attractive enclosed gardens at the rear provide a peaceful retreat, ideal for outdoor gatherings or quiet evenings. Furthermore, a single garage located in a block at the rear offers additional storage and convenience, with pedestrian access from the garden. This beautifully presented home has been significantly improved throughout, making it a perfect choice for those seeking a move-in ready property in a popular location close to reputable local schooling.







#### Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

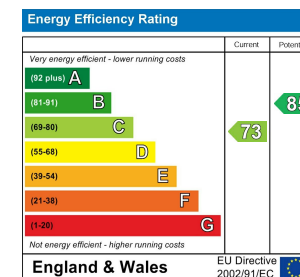
Council Tax:- Band A

Local Authority:- Durham County Council

#### Buyer(s) Identification Checks

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