

STUART EDWARDS

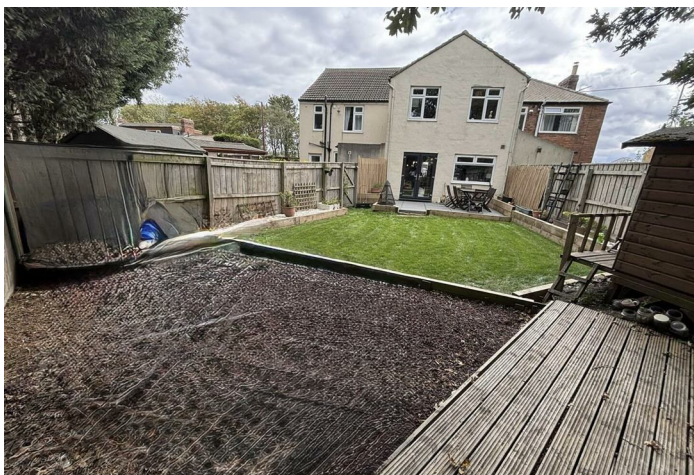


Dragonville

Gilesgate, Durham DH1 2DX

- EXTENDED MID TERRACED HOUSE
- LOUNGE WITH RECESSED FEATURE FIREPLACE
 - SEPARATE UTILITY ROOM
 - GENEROUS REAR GARDEN
- CLOSE TO THE A1(M) MOTORWAY & A690
- 4 BEDROOMS & LOFT CONVERSION
- OPEN PLAN KITCHEN/DINING LIVING SPACE
- FAMILY BATHROOM AND SHOWER ROOM
 - 1 MILE FROM DURHAM CITY

Asking Price £169,950





FULL DESCRIPTION

Well presented and deceptively spacious mid-terraced home, offering an extended and versatile internal floor plan.

The property is entered via a composite door into a welcoming lounge with recessed feature wood-burner fireplace and double sliding doors, opening into a superb open-plan kitchen, dining and living space – an ideal hub of the home.

The modern kitchen is fitted with a Rangemaster dual fuel oven with warming plate and 5 gas burners, and benefits from mains-connected underfloor heating which continues into the adjoining utility room. French doors provide direct access to the rear garden, while a stylish ground floor shower room with wc and hand basin adds further convenience.

An open staircase rises from the dining area to the first floor, where there are four good sized bedrooms served by a generous family bathroom complete with freestanding bath and his-and-hers basins. A further staircase leads to a large loft conversion with two Velux windows, power and lighting – perfect for a variety of uses.

Externally, there is on-street parking and a pleasant front garden with fenced boundaries. To the rear lies a generous sized garden, thoughtfully landscaped with a limestone patio, sleeper borders, turfed lawn and separate play area – ideal for families and entertaining alike.

Further benefits include gas central heating via combi boiler, UPVC double glazing throughout and radiators to all rooms.

Situated just one mile from Durham City Centre, just off the B1283 and with excellent links to the A690 and A1(M), this property is certain to appeal to a wide range of buyers. Early viewing is strongly advised

AREA INFORMATION

Conveniently located approximately one mile from Durham City Centre.

Local primary schools include Gilesgate, Laurel Avenue, St Hilds and St Joseph's (Roman Catholic). The newly constructed Belmont Campus provides nursery, primary and secondary school education and is within a mile from Gilesgate. Within Gilesgate itself, there are a wide range of amenities including: doctor's surgery, dentist, veterinary surgeries, supermarkets and some large well-known shopping stores.

Also within easy reach of excellent bus routes.

The A1(M) motorway and A680 dual carriageway is also a short distance away, providing good road links throughout the region.

Durham City its self is delightful with its cobbled streets and a range of local and regional retailers as well as a number of well regarded restaurants, bars and newly developed River Walk with Odeon Lux Cinema. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University.

LOUNGE

Composite entrance door with decorative glass inserts leading to the spacious lounge with recessed feature wood-burner fireplace with exposed beam above, hearth and inset wood burning stove. Built-in concealed storage cabinets, radiator, solid wood flooring and sliding double doors leading to:

OPEN PLAN KITCHEN/DINING/LIVING SPACE

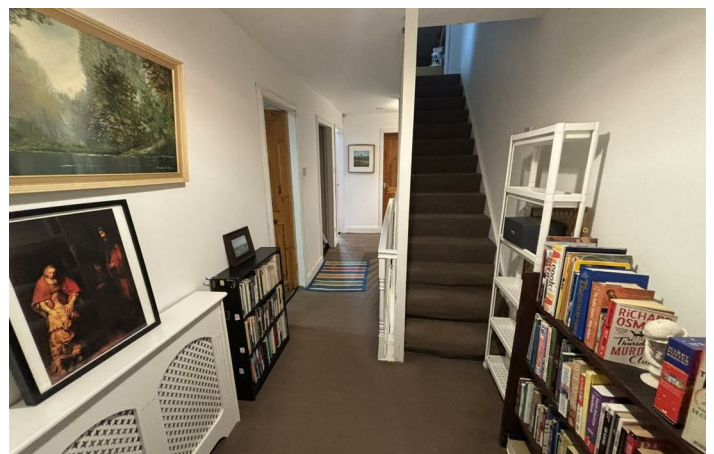
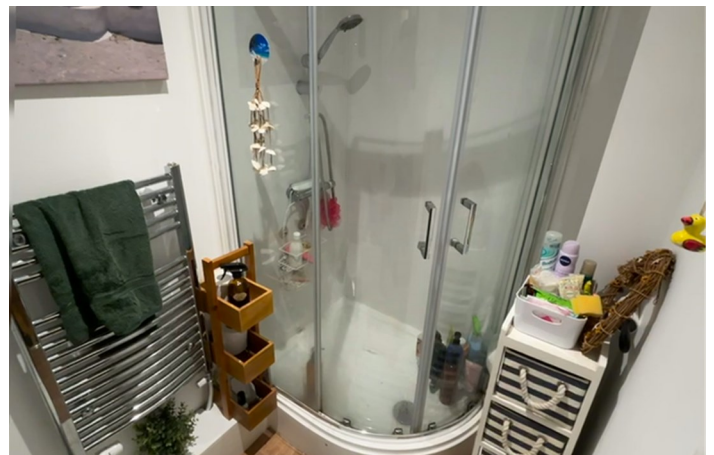
• OPEN PLAN KITCHEN/DINING/LIVING SPACE

A perfect open plan family living area with sitting area and space for a dining table. Having solid wood flooring, radiator in cabinet and stairs to the first floor landing.

• Opening onto the kitchen with a modern range of white high gloss handleless wall and floor units incorporating wine rack, laminate worktops with matching splashback and inset white enamel sink unit with mixer tap. Range cooker with extractor above, spot lighting, laminate flooring, mains radiator fed underfloor heating and double French Doors providing access to the rear garden.

UTILITY ROOM

Range of wall and floor units with solid wood worktops and inset sink unit, plumbed for automatic washing machine and laminate flooring with mains radiator fed underfloor heating.



DOWNSTAIRS BATHROOM

White suite comprising, close coupled wc, pedestal wash hand basin, corner shower cubicle with mains fed shower, chrome heated towel rail, vinyl flooring and extractor fan.

FIRST FLOOR LANDING

Radiator in cabinet.

BEDROOM 1

15'8" x 9'4"

Radiator.

BEDROOM 2

8'5" x 7'11"

Radiator.

BEDROOM 3

12'7" x 7'10"

Radiator.

BEDROOM 4

12'4" x 6'5"

Radiator in cabinet,

BATHROOM

White suite comprising: close coupled wc, vanity unit with inset his and hers wash hand basin,

freestanding bath, tiled walls, laminate flooring, spot lighting and heated towel rail.

LOFT CONVERSION

Accessed via a convectional staircase with roof void storage, power, lighting and two Velux windows

GARDEN

Generous enclosed rear garden with paved patio area, laid lawn, raised planters and children's play section with decking and bark area.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9324-3054-2201-9685-5200>

FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services



have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience

of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

I would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

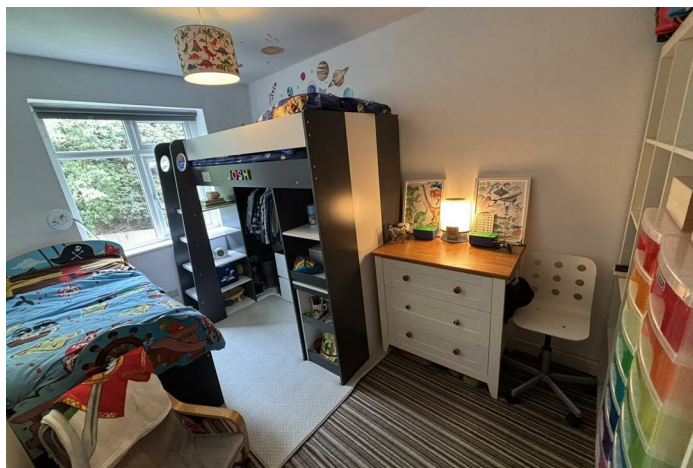
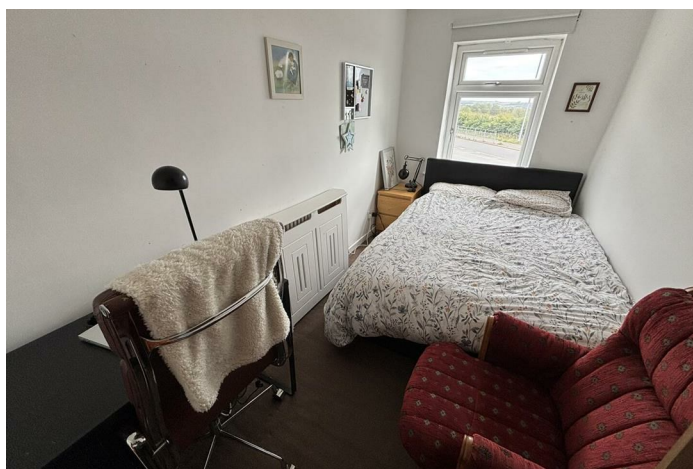
PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

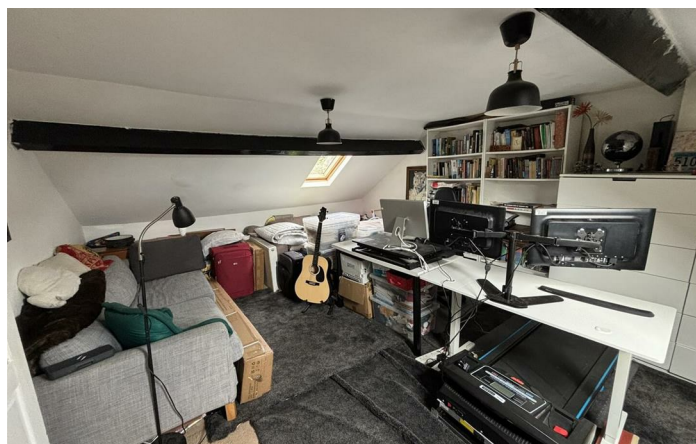
NKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

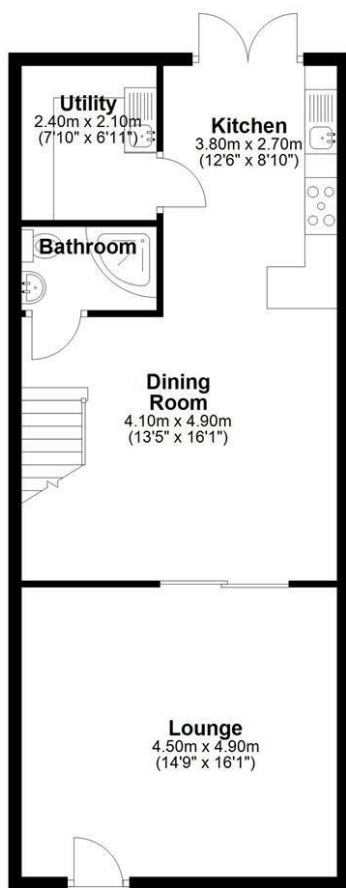
Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: B
EPC Rating: C



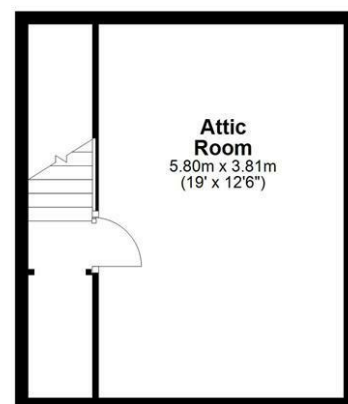
Ground Floor



First Floor



Second Floor



Total area: approx. 151.5 sq. metres (1631.3 sq. feet)
61 Dragonville, Sherburn Road, Durham

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.