

STUART EDWARDS



Dene Drive

Carrville, Durham DH1 1BA

- 3 BEDROOM SEMI DETACHED HOUSE
 - LOUNGE & DINING ROOM
 - FAMILY BATHROOM
 - GARAGE & DRIVEWAY
- 2 MILES FROM DURHAM CITY
- POPULAR RESIDENTIAL DEVELOPMENT
- KITCHEN WITH INTEGRATED OVEN AND HOB
 - FRONT & REAR GARDENS
 - NO ONWARD CHAIN
- CLOSE TO A1(M) MOTORWAY & A690 DUAL CARRIAGEWAY

Offers In The Region Of £179,950



Council Tax Band: B
EPC Rating:

FULL DESCRIPTION

Semi detached house situated on a highly sought after residential development within Carrville. Available with early vacant possession and no onward chain, this is a perfect family home. Accessed via UPVC entrance door to the lounge with feature fireplace, through dining room and fitted kitchen with integrated oven and hob and access door to the garden. Stairs from the first floor landing lead to three bedrooms and family bathroom. Externally a driveway providing off road parking leads to a single garage and front and rear gardens with laid lawns and mature planted borders. Benefiting from gas central heating with radiators to all room and UPVC double glazing throughout. Sure to prove popular amongst buyers, therefore early viewings are strongly recommended to avoid disappointment.

AREA INFORMATION

Set just 2 and a half miles from the beautiful, historic Durham City, Dene Drive will meet the needs of the most discriminating purchasers in terms of location. Dene Drive is close to Cheveley Park Primary School, St Thomas Moor Catholic School and the newly constructed Belmont Campus providing nursery, primary and secondary school education. Carrville/Belmont has its own library, playground, park, doctor and dental surgeries, pub and local shops including a post office. Dene Drive also boasts fantastic countryside walks on its doorstep and it is served with an excellent transport network with park and ride facilities into Durham, the A1(M) motorway and A690 dual carriageway within a mile providing links North and South, and the Durham Railway Station providing access to the East Coast Mainline.

ENTRANCE HALLWAY

UPVC double glazed entrance door leading to hallway with stairs to the first floor landing and double doors to the lounge.

LOUNGE

13'6" x 12'5"
Wood feature fire surround with marble hearth and inset fire, coved ceiling and radiator.

DINING ROOM

11'0" x 8'0"
Radiator and coved ceiling.

KITCHEN

11'0" x 7'7"
Range of wall and floor units with laminate worktops and inset stainless steel sink unit with mixer tap. Integrated oven and ceramic hob. Tiled splashbacks, laminate flooring, plumbed for automatic washing machine and UPVC double glazed door to the garden.

FIRST FLOOR LANDING

Radiator.

BEDROOM 1

15'3" x 8'7"
Built-in storage cupboard, radiator and coved ceiling.

BEDROOM 2

29'6" x 9'10" x 29'6" x 9'10"
Radiator and coved ceiling.

BEDROOM 3

9'8" x 6'6"
Radiator and coved ceiling.

BATHROOM

Close coupled wc, pedestal wash hand basin, panel bath with bath tap shower fitting and glass screen, chrome heated towel rail and fully tiled walls and flooring.

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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.

