

# STUART EDWARDS

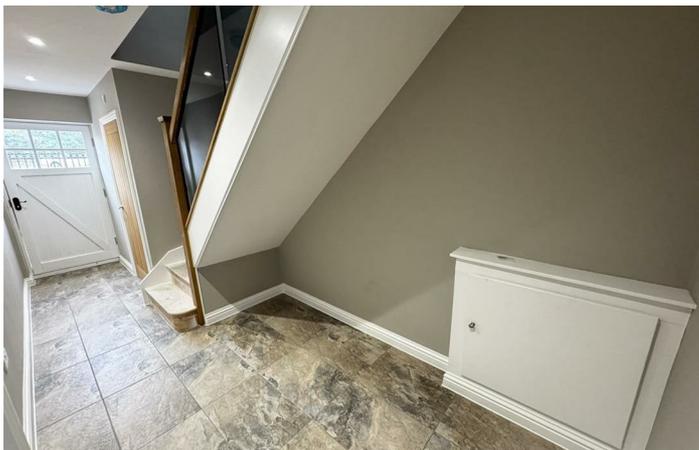


, Iveston DH8 7BP

- BESPOKE NEW BUILD HOME
  - 3 BEDROOMS
  - LOUNGE
- GARAGE & BLOCK PAVED DRIVEWAY
  - ENERGY EFFICIENT
- MAGNIFICANT PANORAMIC VIEWS
  - OPEN PLAN KITCHEN/DINER
  - 2 EN-SUITE & BATHROOM
  - SOUTH-FACING REAR GARDEN
  - 10 YEAR BUILDER GUARANTEE

**Asking Price £362,500**





## FULL DESCRIPTION

An impressive, bespoke semi detached house situated in an idyllic semi-rural location surrounded by open countryside.

Fitted to a high-specification the internal living accommodation comprises, entrance hallway, cloakroom/WC, 22ft lounge with herringbone patterned flooring and a fabulous open plan Kitchen/living space with a glazed corner façade, with bi-folding doors which open onto the garden, helping to flood the room with an excellent degree of natural light and creating a real focal point to the home.

A solid oak and smoked glass feature staircase from the hallway leads to the first floor landing with Velux window. The master bedroom suite enjoys elevated views of the stunning surroundings and boasts a dressing area and stylish en-suite. The second bedroom also has the benefit of a en-suite and double glazed sliding doors with Juliet balcony. Additionally there's a third bedroom and contemporary family bathroom suite.

Externally to the front there's a block paved driveway leading to an integral garage. The rear garden is south facing and enjoys views over the surrounding fields.

The property comes with a 10-year Builder's Guarantee and is energy efficient, equipped with and air-source heat pump and underfloor heating to the ground floor.

This is a top calibre property in a picturesque and highly regarded location.

Viewings are essential.

## ENTRANCE

Front entrance door leading to hallway with ceramic tiled flooring and solid oak balustrade with smoke glass panels to the first floor.

## CLOAKROOM/WC

2'11" x 5'2"

Close coupled wc, vanity unit with inset was hand basin, ceramic tiled flooring and wooden double glazed sash window to the side aspect of the property.

## SITTING ROOM

12'5" x 22'11"

With wooden double glazed sash window overlooking the front aspect of the property and having herringbone patterned LVT flooring.

## OPEN PLAN KITCHEN/LIVING SPACE

16'0" x 8'10"

Extensive range of shaker style wall and floor units incorporating breakfast bar and having solid wood worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated stainless steel oven with ceramic hob, spot lighting and ceramic tiled flooring.

## LIVING SPACE

12'7" x 23'1"

A fantastic open space leading off the kitchen, perfect for family entertaining. LVT flooring, double radiator a corner glazed façade creating a real focal point to the room and helping to flood it with a good degree of natural light.

## FIRST FLOOR LANDING

LVT flooring, spot lighting, double radiator and Velux window.

## MASTER BEDROOM

11'1" x 12'5"

A fabulous master bedroom with LVT flooring, double radiator and glazed corner façade enjoying the magnificent surrounding views.

## DRESSING ROOM

7'8" x 7'4"

## MASTER EN-SUITE

4'3" x 7'2"

Close couple wc, vanity unit with inset wash hand basin, walk-in shower cubicle with mains fed shower, ceramic tiled flooring, décor panelled walls and chrome heated towel rail.

## BEDROOM 2

9'2" x 16'8"

With balcony style UPVC double glazed window enjoying the surrounding views.

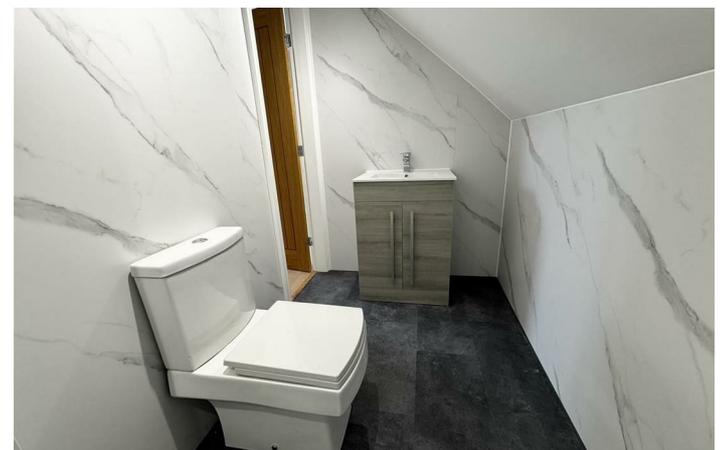
## EN-SUITE

Close couple wc, vanity unit with inset wash hand basin, walk-in shower cubicle with mains fed shower, ceramic tiled flooring, décor panelled walls and chrome heated towel rail.

## BEDROOM 3

9'2" x 12'1"

With two Velux windows.



## BATHROOM

4'3" 7'2"

Close couple wc, vanity unit with inset wash hand basin, walk-in shower cubicle with mains fed shower, ceramic tiled flooring, décor panelled walls and chrome heated towel rail.

## GARAGE

8'10" x 17'0"

A traditional wooden up and over door provides access to the garage with built-in storage cupboard housing the boiler. There is also a composite side access door.

## OUTH FACING REAR GARDEN

With walled boundary and currently undergoing landscaping works.

## EPC.

EPC Rating - B

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/3235-2337-2000-0683-9202>

## FREEHOLD.

We have been informed that the property is

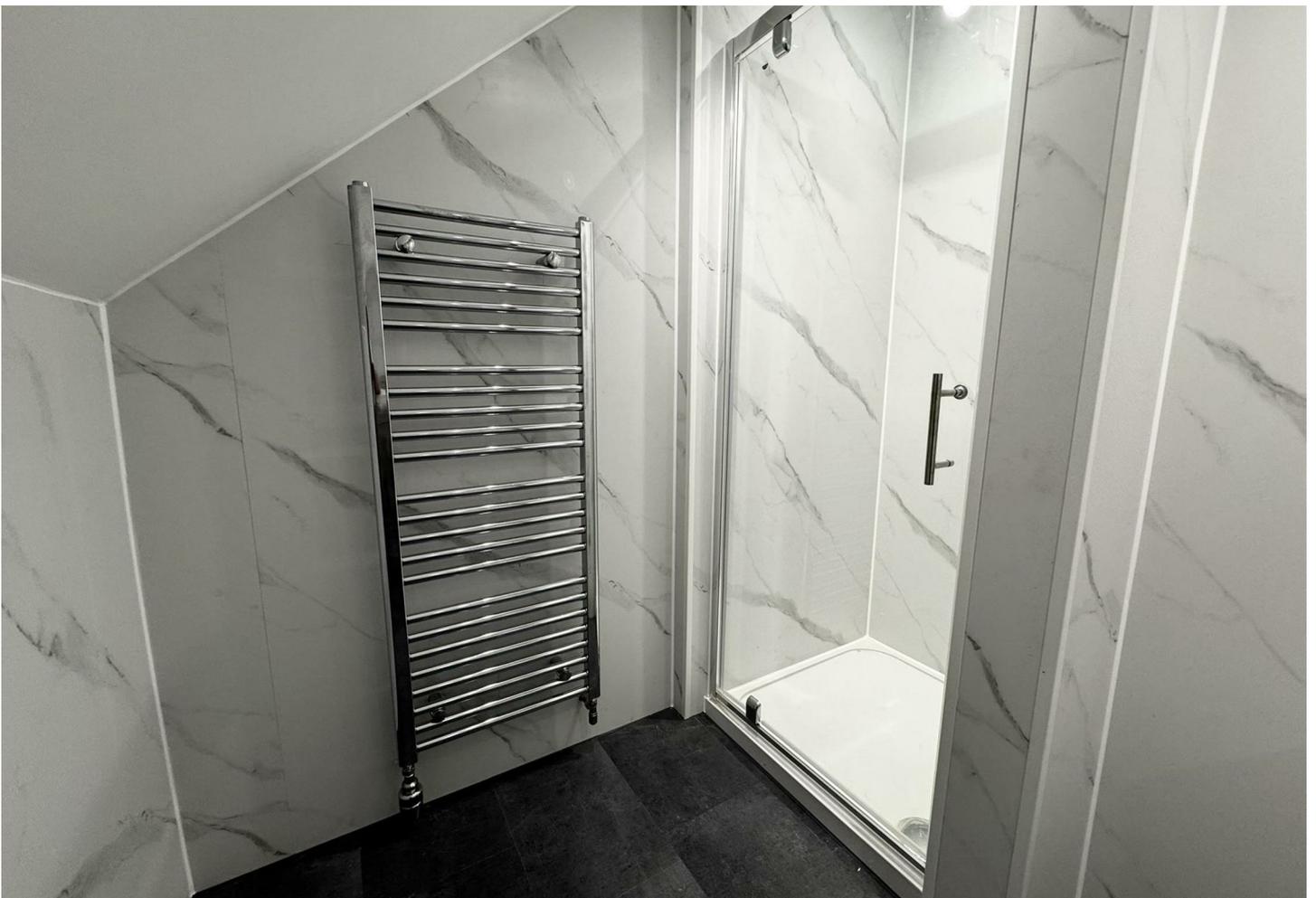
Freehold. Interested purchasers should seek clarification of this from their Solicitors.

## 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.

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

## FINANCIAL ASSISTANCE

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.**

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

## THE PROPERTY OMBUDSMAN.

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

## LINKS.

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: C**  
**EPC Rating: B**

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

0191 3848440  
[enquiries@stuartedwards.com](mailto:enquiries@stuartedwards.com)  
[www.stuartedwards.com](http://www.stuartedwards.com)

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.