

# STUART EDWARDS



## Chantry Place

West Rainton, Houghton Le Spring DH4 6PP

- SUPERBLY APPOINTED DETACHED BUNGALOW
- FABULOUS OPEN PLAN LOUNGE/KITCHEN/DINER
- FAMILY BATHROOM & 2 EN-SUITE SHOWER ROOMS
- SUBSTANTIAL REAR GARDEN
- CLOSE TO A690 DUAL CARRIAGeway & A1(M) MOTORWAY
- 5 BEDROOMS
- UTILITY ROOM & CLOAKROOM/WC
- LARGE BLOCK PAVED DRIVEWAY & GARAGE
- OUTDOOR SUMMERHOUSE
- EXTENSIVELY REFURBISHED THROUGHOUT

Asking Price £495,000



**Council Tax Band: E**

**EPC Rating: C**

#### FULL DESCRIPTION

Superbly appointed detached bungalow situated in a highly sought after location within West Rainton Village.

Having undergone an extensive refurbishment program by the current owners, no expense has been spared to create this exceptional family living space.

Fitted to a high-specification a contemporary secure entrance door leads to the fabulous hallway with attractive panelled walls and cloakroom/wc with an access door to a useful internal storage cupboard. The open plan lounge/kitchen/diner has been extensively fitted with handless luxury units, incorporating a large central island with breakfast bar, quartz worktops and stylish appliances. The dining area has a brick feature wall and provides plenty of space to accommodate a large dining table. Ceramic tiled flooring with underfloor heating throughout helps the room flow seamlessly to the lounge area with 9m bi-folding doors enjoying views over the rear garden helping to flood the room with an abundance of natural light.

All bedrooms are doubles and beautifully presented. The master has its own walk-in wardrobe and en-suite shower room. The second has a fitted wardrobe, French doors accessing the rear garden and also benefits from an en-suite shower room. There are a further three bedrooms with the fifth bedroom currently used as a TV room. The family bathroom is also beautifully fitted with a freestanding bath and separate shower.

Externally a double access gate to the front leads to a large block paved driveway providing off road parking for four cars and attached garage with remote controlled door.

To the front there's a laid lawn with hedge boundaries. Whilst the rear garden is substantial with large patio area, laid lawn, mature planted borders and timber summerhouse which provides a perfect outdoor entertainment space for both family and friends.

From the moment you enter, this home has a real wow factor, with excellent attention to detail. The current owners have created a well thought out space with many bespoke and luxury features throughout. You couldn't ask much more from a property, this is an opportunity not to be missed!

Sure to prove extremely popular, therefore early viewings are strongly recommended to avoid disappointment.

#### AREA INFORMATION

West Rainton has a lot to offer, with a wide range of local amenities including local shops, chemist, post office and primary school as well as being closely linked with the neighbouring village of Leamside. Nearby Rainton Meadows Nature Reserve and Moor House leading to Finchale Abbey provides fabulous walks on the doorstep. Ramside Hall Hotel, Golf & Spa and Hallgarth Manor lie approximately 1 mile away.

West Rainton will meet the needs of the most discriminating purchasers in terms of location.

The location is ideal for those who require good road access throughout the North East and provides excellent road network links to Durham City, Gateshead, Newcastle upon Tyne and Sunderland. It also lies within close proximity of Houghton le Spring Town Centre and Doxford International Business Park.

Durham City is situated approximately 5 miles away.

The city centre is delightful with its cobbled streets and a range of local and regional retailers and a number of well regarded restaurants and bars. 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.

#### ENTRANCE HALLWAY

Composite secure entrance door with glass side panels lead to the fabulous entrance hallway with stylish panelled walls, spot lighting, column radiator, coved ceiling and ceramic tiled flooring.

#### CLOAKROOM/WC

Low level wc, vanity unit with inset wash hand basin and mixer tap, ceramic tiled flooring, tiled splashbacks, chrome heated towel rail, spot lighting and door to storage cupboard.

#### OPEN PLAN LOUNGE/KITCHEN/DINER

##### KITCHEN

18'11" x 12'3"

Extensive range of stylish high gloss handless wall and floor units, incorporating central island with seating and luxury quartz worktops with matching upstands and inset sink unit with stainless steel mixer tap. Integrated oven, microwave, fridge/freezer, dishwasher and induction hob with built-in extraction unit. Ceramic tiled flooring with underfloor heating and spot lighting.

##### LOUNGE/DINING ROOM

35'0 x 15'7"

Media unit with TV, feature brick wall, spot lighting, ceramic tiled flooring with underfloor heating and 9m long bi-fold doors overlooking the garden.

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

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

