

# STUART EDWARDS



## Dryburn Park

Framwellgate Moor, Durham DH1 5AD

- PRESTIGIOUS DETACHED HOUSE
- HIGHLY REGARDED LOCATION
- 2 RECEPTION ROOMS
- CLOAKROOM WC & BATHROOM WITH BATH & SEPARATE SHOWER
- WITHIN A MILE OF DURHAM CITY
- RARELY AVAILABLE
- 4 BEDROOMS
- KITCHEN & UTILITY
- DETACHED GARAGE & LARGE DRIVEWAY
- NO ONWARD CHAIN

**Offers In The Region Of £495,000**







## FULL DESCRIPTION

Prestigious detached family house of great character and charm located in a highly regarded location within Framwellgate Moor. Rarely available this handsome high calibre home has a lot to offer any buyer looking for a property in a prime location, offering a wealth of potential.

Upon entering you are welcomed into a spacious and light-filled hallway with attractive half panelled walls and access door to a cloakroom with close coupled wc and wash hand basin. The property boasts two separate reception rooms, both offering an abundance of natural light and space for comfortable seating arrangements. The first reception room is double aspect with a large feature bay window and French doors accessing the rear garden. The second reception room would make an ideal family room or formal dining room.

The kitchen has been designed with functionality in mind. Featuring a range of wall and floor units, plenty of counter space, double sink and drainer unit, cooker point, space for fridge/freezer and plumber for an automatic washing machine. A small additional space adjacent to the kitchen can be used as a useful utility area, adding extra convenience for daily living.

Stairs from the hallway leads to the first-floor landing, four generously sized bedrooms, each offering ample space and natural light. The bedrooms are perfect for a growing family, with plenty of room for furniture and storage. The rooms can easily be adapted to suit different needs, such as children's rooms, guest rooms, or a home office. The first floor also accommodates a well-appointed bathroom complete with a bath, separate shower cubicle, wc, and wash hand basin.

Externally the property features charming, well-established front and rear gardens, offering space for outdoor activities, gardening, or simply relaxing. The gardens are well-maintained with laid lawns, planted borders, seating and large paved patio area. Off road parking is provided via a driveway to the side of the property leading to a garage with up and over door, power and lighting.

Dryburn Park is within easy reach of local amenities, reputable schools, and transport links, making it an ideal location for families. The property provides the perfect balance of space, comfort, and convenience in one of Durham's most desirable areas.

This is an excellent opportunity to purchase a spacious family home with no onward chain and being just 1 mile from Durham City Centre.

For further enquiries or to arrange a viewing, please contact us directly.

### EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0654-3051-9206-6785-1200>

### 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](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.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!

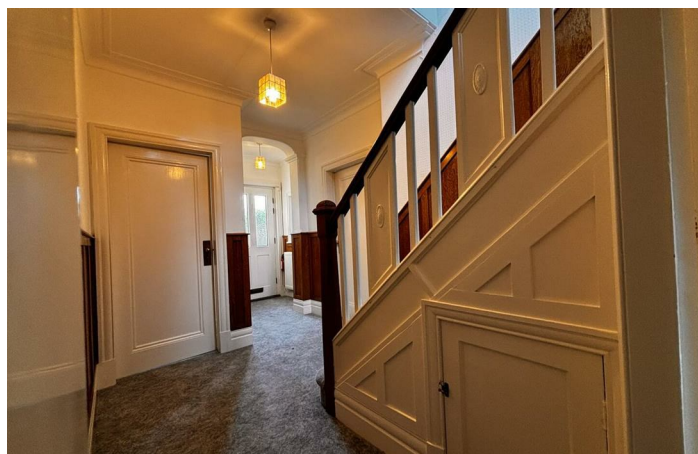
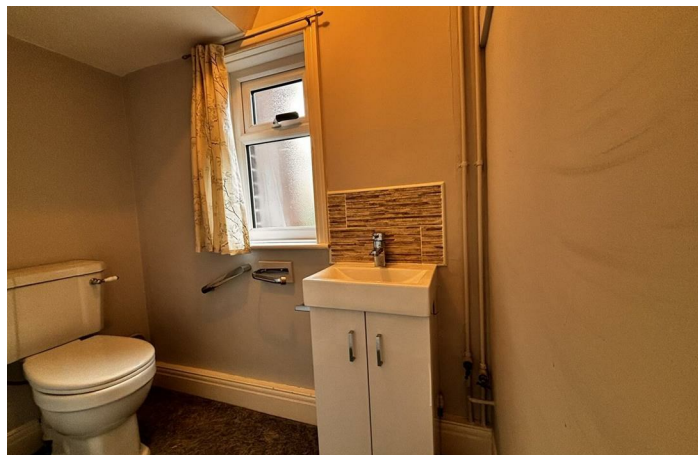
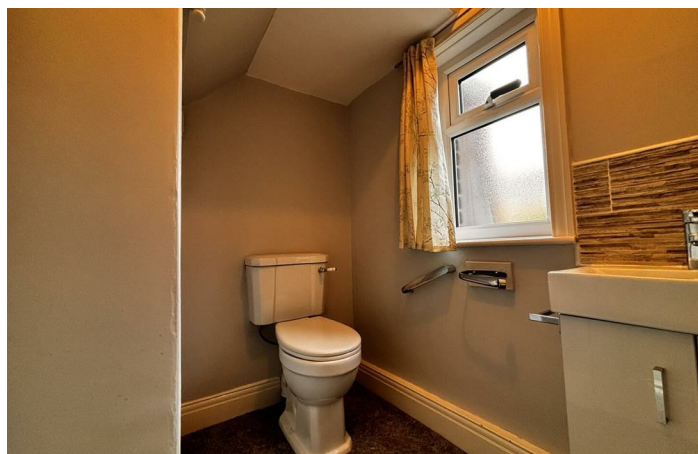
### THE PROPERTY OMBUDSMAN.

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

### THANKS.

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.



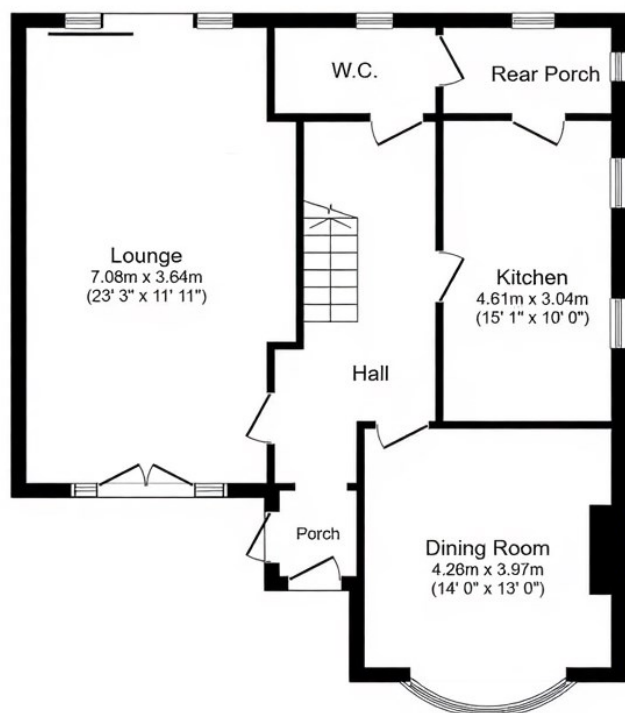




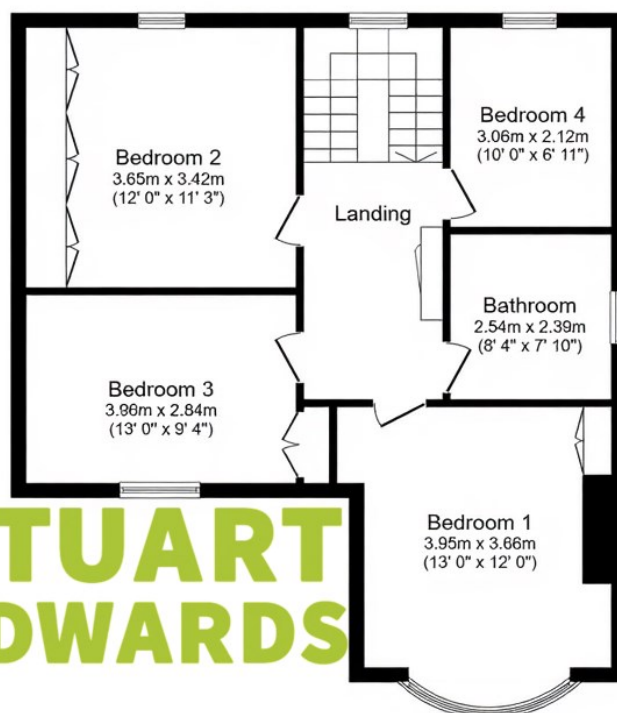




Council Tax Band: E  
EPC Rating: D



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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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.