

# STUART EDWARDS



## Pit House Lane

Leamside, Durham DH4 6QQ

- SUBSTANTIAL DETACHED HOUSE
  - 4 RECEPTION ROOMS
  - DOWNSTAIRS CLOAKROOM/EC
- DETACHED GARAGE & DRIVEWAY FOR 3 CARS
  - NEARBY COUNTRYSIDE WALKS
- 5 BEDROOMS
  - EXTENSIVE FITTED KITCHEN/BREAKFAST ROOM & UTILITY ROOM
    - FAMILY BATHROOM & 2 SHOWER ROOMS
  - LOW MAINTENANCE REAR GARDEN ENJOYING OPEN VIEWS
  - EXCELLENT ROAD LINKS VIA A690 & A1(M) MOTORWAY

Asking Price £409,950



**Council Tax Band: C**  
**EPC Rating: E**

**FULL DESCRIPTION**

Substantial detached house with fabulous views of open farmland to the rear.

Accessed via a UPVC entrance door, the extended internal floor plan comprises, hallway, utility room with side access door, spacious lounge with feature fireplace, extensive shaker style kitchen/breakfast room with space for a dining table and UPVC double doors to the lounge with sliding doors to the conservatory overlooking the garden and surrounding views.

Stairs from the hallway lead to the first floor landing, master bedroom with en-suite shower room, second bedroom with en-suite shower, a further 2 bedrooms and family bathroom.

To the second floor there is a playroom and 5th bedroom.

Externally there is a small walled garden to the front, off road parking for three cars to the side, detached garage and wrought iron double gates lead to a low maintenance block paved garden bordered with mature plants and shrubs.

Having oil fired central heating with a boiler installed in 2018 and UPVC double glazing throughout.

This is a perfect for any family looking for a detached home with great views and excellent road links.

BUYER NOTE: No additional neighbouring land comes with this property.

An internal inspection is essential to appreciate the size and location of this property.

**AREA INFORMATION**

Leamside is a small community with countryside walks on its doorstep to Moorside woods which leads to Finchale Abbey and the River Wear. The Three Horse Shoes Pub is within walking distance and adjacent is the village of West Rainton which has a wide range of local amenities including local shops, chemist, post office and primary school.

The location is ideal for those who require good road access throughout the North East as it has a excellent road network via the A690 and A1(M) motorway giving 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 4 miles away.

**ENTRANCE HALLWAY**

UPVC entrance door leading to the hallway with laminate flooring, double radiator and stairs to the first floor landing.

**UTILITY ROOM**

11'5" x 7'10"

Floor unit with wood worktop and inset Belfast sink. Plumbed for automatic washing machine, vinyl flooring, tiled splashback, double radiator and side access door.

**SITTING ROOM**

19'4" x 15'5"

Wood feature fire surround with marble hearth and inset fire, coved ceiling and three radiators.

**OPEN PLAN KITCHEN/BREAKFAST ROOM**

18'8" x 15'5"

Range of solid wood wall and floor units with luxury granite worktops and feature tiled splashbacks. Stainless steel extractor hood, ceramic tiled flooring, space for a dining table, two radiators, UPVC rear entrance door and UPVC double doors leading to the lounge.

**LOUNGE**

17'0" x 16'0"

Feature fire, coved ceiling, two radiators, spot lighting and sliding doors to the conservatory.

**CONSERVATORY**

18'8" x 6'6"

UPVC double glazed conservatory with ceramic tiled flooring and access door to the garden.

**CLOAKROOM/WC**

Close coupled wc, pedestal wash hand basin with tiled splashback, radiator and laminate flooring.

**FIRST FLOOR LANDING**



1 & 2 Blue Coat Buildings, Claypath,  
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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.