

# STUART EDWARDS



## Priors Grange , High Pittington DH6 1DE

- EXTENDED DETACHED HOUSE
- 5 BEDROOMS & LOFT CONVERSION
- EXTENSIVE KITCHEN/BREAKFAST ROOM WITH UTILITY
- LARGE BLOCK PAVED DRIVEWAY & INTEGRAL GARAGE
- 4 MILES FROM DURHAM CITY
- CORNER PLOT
- 3 RECEPTION ROOMS
- CLOAKROOM/WC, EN-SUITE & BATHROOM
- LOW MAINTENANCE GARDEN
- CLOSE TO A1(M), A690 & A19

Offers In The Region Of £349,950

**Council Tax Band: E**

**EPC Rating: C**

#### FULL DESCRIPTION

The property occupies a prominent corner position within this popular development, having been significantly extended to provide well-planned, family living accommodation.

The internal living space provides flexibility and can be adapted over the years with a growing family.

A composite entrance door leads to hallway, cloakroom wc, generous lounge and a second reception room is currently used as an office. A large extensively fitted kitchen with breakfast bar opens onto the dining area with space for a good sized dining table and French doors leading to the conservatory overlooking the garden. Additionally an internal door provides access to the garage housing the central heating boiler.

Stairs with an under stair storage cupboard in the hallway leads to the first floor landing, master bedroom with en-suite shower room, a further 4 bedrooms and a stylish family bathroom suite with jacuzzi bath and mains fed shower. A conventional staircase from the 5th bedroom leads to a loft conversion with power and Velux window.

Externally a large block paved driveway to provide off road parking for three cars leads to the integral garage. To the rear there's an enclosed low maintenance garden with artificial grass and patio area.

Priors Grange is an extremely popular residential estate within High Pittington and is situated approximately 4 miles east of Durham City Centre. The A690 lies a short distance away providing good links to both the A1 and A19 for easy commuting throughout the region.

A wide range of local amenities are close by including, retail shops, supermarkets and good primary and secondary schools. A regular bus route provides access to Durham City Centre and nearby villages, approximately every 20 minutes.

A perfect well located, large family home. Viewings are recommended.

#### ENTRANCE HALLWAY

Composite entrance door leading to the hallway with radiator and stairs with under stair storage cupboard leading to the first floor.

#### CLOAKROOM/WC

White close coupled wc, pedestal wash hand basin with tiled splashback, radiator, circular UPVC double glazed window and ceramic tiled flooring.

#### LOUNGE

18'0" x 12'0"

Feature fire surround with inset electric fire, two radiators and decorative coved ceiling.

#### RECEPTION ROOM 2

14'2" x 9'3"

Currently used as an office but suitable for a variety of uses.

With radiator, decorative coved ceiling and UPVC double glazed sliding patio doors providing access to the garden.

#### KITCHEN/BREAKFAST ROOM

20'0" x 10'9"

Range of grey shaker style wall and floor units, incorporating a breakfast bar, wood effect laminate worktops, upstands and inset white enamel sink and drainer unit with mixer tap. Stainless steel extractor hood, cooker point and plumbed for dishwasher. Spot lighting and laminate flooring leading through to the dining/sitting area with radiator and French doors leading to the conservatory. An internal door also leads to the integral garage.

#### CONSERVATORY

12'11" x 10'9"

Upvc double glazed with conventional roof, spot lighting, Velux window, laminate flooring and French doors providing access to the garden

#### FIRST FLOOR LANDING

With loft access.

#### MASTER BEDROOM

14'9" x 12'7"

Radiator and spot lighting.

#### EN-SUITE

Low level wc, vanity storage unit with inset wash hand basin, shower cubicle, tiled walls and flooring, heated towel rail, electric shaver point and extractor fan.

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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.

