

# STUART EDWARDS



## The Willows

Carrville, Durham DH1 1BP

- Detached Dormer Bungalow
- Exclusive Development On A Quiet Cul-de-sac
- Extensive Kitchen with Utility
- Garage & Double width Driveway
- 2 miles from Durham City
- 4 Bedrooms
- Lounge, Dining Room & Garden Room
- Bathroom & En-suite
- Gardens to the front, side & rear
- Rare To The Market

£1,500 Per Calendar Month





#### FULL DESCRIPTION

Large detached dormer bungalow providing spacious, quality living accommodation, situated on an exclusive development. Well maintained throughout the property comprises: entrance lobby, show hallway, lounge, dining room, garden room, extensively fitted kitchen with utility room and some appliances, two double bedrooms and family bathroom. Two further double bedrooms with fitted bedroom furniture and en-suite are situated on the first floor. Externally a double width block paved driveway leads to an attached garage to provide off road parking and there are well laid gardens to the front, side and rear of the property with timber storage shed. Having gas central heating with a newly installed boiler, hard window frames with hermetically sealed units, 4 USB plugs and security alarm system. Extremely rare to the market therefore early viewings are strongly recommended to avoid disappointment.

#### AREA INFORMATION

Set just 2 and a half miles from beautiful, historic Durham City. Durham has so much to offer with its modern shopping and leisure facilities combined. Carrville is close to good primary and secondary schools, children's nursery, library, playground, park, doctor and dental surgeries, pub and local shops including a post office. Durham Retail Park is also close by with a number of popular shops including Tesco's Supermarket. Carrville is served with an excellent transport network with park and ride facilities into Durham. The A1(M) and A690 are within a mile providing links North and South and the Durham Railway Station providing access to the East Coast Mainline.

#### ENTRANCE LOBBY

5'10" x 9'4"

With radiator and door leading to garage.

#### HALLWAY

10'10" x 20'6"

Double radiator and large cloakroom.

#### LOUNGE

13'5" x 16'1"

Two double radiators.

#### DINING ROOM

13'1" x 10'0"

Double radiator and range of bookshelves with cabinets.

#### GARDEN ROOM

12'1" x 10'11"

Pine clad ceiling, double radiator and French doors leading to the rear garden.

#### KITCHEN

13'8" x 13'0"

Extensive range of wall and floor units with laminate worktops and inset one and a half bowl stainless steel single drainer sink unit. Flavel stainless steel dual fuel range cooker with extractor canopy. Feature tiling and double radiator.

#### UTILITY ROOM

10'0" x 5'4"

Free standing fridge/freezer, plumbed for automatic washing machine, pine clad ceiling, radiator and feature tiling.

#### BEDROOM

13'11" x 11'0"

Double radiator and a range of fitted wardrobes.

#### BEDROOM

12'10" x 9'10"

Radiator.

#### BATHROOM

White suite comprising: low level wc, wash hand basin, double shower cubicle, double radiator, extractor fan and feature tiled walls and flooring.

#### FIRST FLOOR

#### BEDROOM

Double radiator and a range of fitted bedroom furniture with walk-in wardrobe.

#### EN-SUITE

White suite comprising: low level wc, wash hand basin, bath with shower over, extractor fan and fully feature tiled walls and flooring.

#### BEDROOM

12'3" x 8'1"

Double radiator and a range of fitted wardrobes.

#### ATTACHED GARAGE

With automatic up and over door and double width driveway.

#### GARDENS

Well laid to the front side and rear of the property with timber shed, and garden tap.

#### EPC INFORMATION

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/3090-1999-0322-4107-3993>

#### 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.

#### VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

#### WEBSITE COVERAGE

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.

#### THE PROPERTY OMBUDSMAN

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

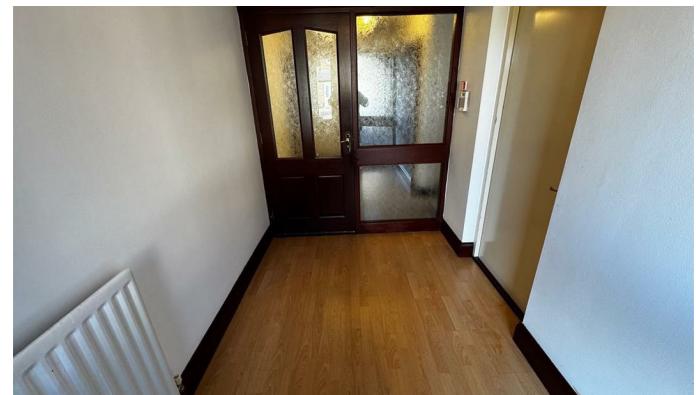
#### THANK YOU

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: F  
EPC Rating: D



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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.