



## 3 bed end of terrace house to buy in DH6

Hastings Close, Sherburn Hill, Durham, Durham, DH6 1QP

**£209,950**

 x3  x2  x2

Tenure

**Freehold**

Driveway parking

Garden

## Property features

- ✓ End Of Terrace Family Home
- ✓ Three Double Bedrooms
- ✓ Spectacular Far-reaching Northern Views
- ✓ Two Car Driveway & Private Rear Garden
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

**\*\*END OF TERRACE HOME\*\*THREE DOUBLE BEDROOMS\*\*BESPOKE KITCHEN\*\*TWO CAR DRIVEWAY\*\*STUNNING PANARAMIC VIEWS\*\*HIGHLY DESIRABLE VILLAGE LOCATION\*\*NO ONWARD CHAIN\*\***

Pattinson Estate Agents are delighted to present to the market this exceptional end of terrace family home, arranged over three floors and offering three double bedrooms alongside breathtaking panoramic views across the surrounding countryside. Occupying a prime position within a sought-after development in Sherburn Hill, Durham, the property enjoys convenient access to local shops, amenities, highly regarded schools, excellent public transport links and major road connections via the A1(M). Herrington Country Park, Dragonville Retail Park, Durham University, the University Hospital of North Durham and Durham City Centre are all within easy reach.

This beautifully appointed home offers spacious and versatile accommodation throughout and briefly comprises:- Entrance hallway, a stunning bespoke kitchen, a generous lounge and a ground floor W.C. The lower ground floor hosts a substantial second reception room with direct access to the rear garden, together with a useful utility area. To the first floor lies the impressive principal bedroom with en-suite facilities, two further double bedrooms and a contemporary three piece family bathroom.

Externally, to the front there is a an EV charger, two car driveway and side access leading to an additional forecourt area. To the rear, the property enjoys a private enclosed garden with spectacular far-reaching northern views. A particular feature of this wonderful home is that each rear-facing room benefits from the same stunning outlook, creating a truly unique living environment.

Early viewing is highly recommended to fully appreciate the position, views, standard and location of this outstanding home has to offer. Please contact our Houghton branch to arrange your viewing.

Council Tax Band: C

Tenure: Freehold

Price: £209,950

Property Type: End of terrace house

USPs: Garden

Parking: Driveway

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Listed property: No

Conservation area: No

Public rights of way: Yes

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance/Hallway

Property entrance leading to the hallway, which gives access to the lower ground floor and first floor. This hallway also has a storage cupboard, radiator and Amtico flooring.



## Lounge

3.75m x 4.61m (12'3" x 15'1")

Spacious lounge with Amtico flooring, two radiators and two double glazed windows with stunning views.



## Kitchen

3.16m x 4.22m (10'4" x 13'10")

A beautifully crafted bespoke kitchen fitted with an extensive range of upper, lower and full-height units, complemented by contrasting Quartz work surfaces and matching upstands. Further features include a Belfast sink, integrated dishwasher, fridge/freezer and an oven with a gas hob. Finished with Amtico flooring, a radiator and a double glazed front aspect window.



## Ground Floor W.C

1.12m x 2.17m (3'8" x 7'1")

Convenient W.C with a hand wash basin, Amtico flooring, partly tiled walls and a radiator.



## Ground Floor Hallway

0.88m x 3.21m (2'10" x 10'6")

The ground floor hallway gives access to the second reception room, utility and a generous storage cupboard (2'10 x 10.6).



## Second Reception Room

3.72m x 4.42m (12'2" x 14'6")

A generous reception room located on the lower ground floor, which has ceramic tiled flooring, a radiator and French doors leading to the rear gardens and providing splendid views.



## Utilitiy

2.28m x 1.98m (7'5" x 6'5")

The utility has fitted wall and base units with contrasting worksurfaces and matching upstands. Plumbing for a washing, space for a dryer, stainless steel sink unit, a radiator and vinyl flooring.



## First Floor Hallway

The first floor hallway gives access to each bedroom and the three piece bathroom.

## Principal Bedroom

3.08m x 3.33m (10'1" x 10'11")

Double bedroom with an en-suite, radiator and a double glazed rear aspect window, which provides picturesque views.



## En-suite

2.68m x 1.15m (8'9" x 3'9")

Convenient en-suit with a higher pressured walk-in shower, a hand wash basin and WC. Vinyl flooring, tiled splash back, a radiator and double glazed window



## Bedroom Two

4.26m x 2.30m (13'11" x 7'6")

Double bedroom currently used as a walk-in wardrobe, which has carpet flooring, bespoke fitted wardrobes, radiator and a double glazed front aspect window.



## Bedroom Three

2.99m x 2.19m (9'9" x 7'2")

Double bedroom with carpet flooring, a radiator and a double glazed front aspect window.



## Bathroom

2.13m x 1.73m (6'11" x 5'8")

Modern three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and W.C. Vinyl flooring, tiled splash back and a radiator.

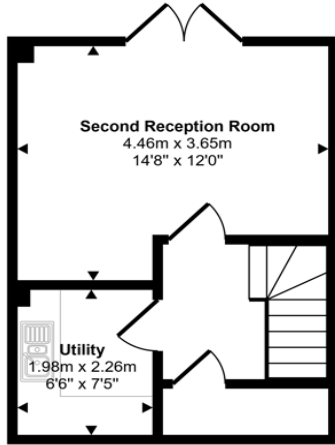


## External

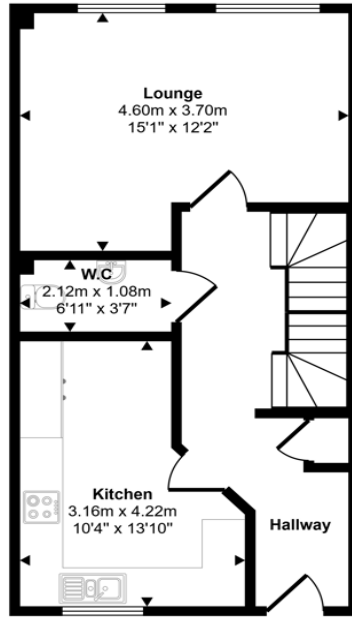
Externally, to the front there is a an EV charger, two car driveway and side access leading to an additional forecourt area. To the rear, the property enjoys a private enclosed garden laid to lawn and raised patio area, which helps to enjoy the spectacular far-reaching northern views.



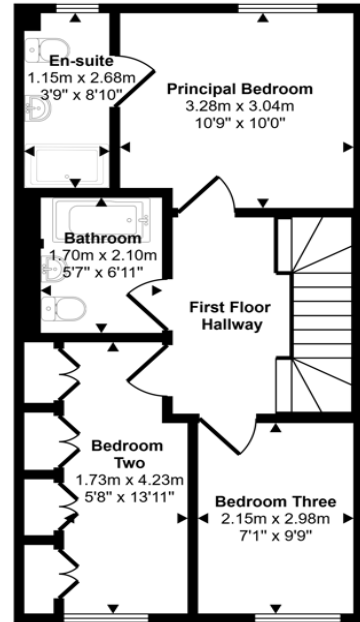
Approx Gross Internal Area  
113 sq m / 1212 sq ft



Lower Ground Floor  
Approx 27 sq m / 291 sq ft



Ground Floor  
Approx 43 sq m / 460 sq ft



First Floor  
Approx 43 sq m / 461 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Hastings Close, Sherburn Hill, Durham, Durham, DH6 1QP

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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