



Church Park, Wheatley Hill, Durham, DH6 3SJ

Five Bedroom Detached | Dining Room | Upgraded Bathroom Suite | Garage and Gardens
Lounge | New Open Plan Kitchen | Outstanding Views | waiting EPC

Asking Price: £215,000

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COMPLETE REFURBISHMENT AND NEW PRICE... presenting to the market this fantastic five bedroom superior detached residence set in a cul-de-sac upon Church Park, Wheatley Hill. This well appointed family home has been upgraded to an unbelievable standard to include a fantastic new breakfasting kitchen with an island and reception area, utility room, five good sized bedrooms, one en-suite facility, family bathroom and with the added benefit of double glazing, gas central heating, garage & driveway with outstanding views of the countryside!

ENTRANCE HALLWAY

Entrance to this outstanding family home is accessed via a double glazed external door to the front which then enters a welcoming and warming hallway. The hallway features stairs to the first floor landing, laminate flooring and a radiator. Internal access is provided to the lounge area.



LOUNGE

3.95m (13' 0") x 5.25m (17' 3")

Entering on from the hallway this well appointed this principle reception room displays the generous proportions expected in a residence of this nature, featuring an Adams style fire surround inset with a marble effect back panel and living flame effect gas fire which complimented by a double glazed window bay to the front and French doors to the dining room. Additional compliments include laminate flooring and a radiator.



DINING KITCHEN

4.19m (13' 9") x 3.61m (11' 10")

A luxurious dining kitchen designed with a family in mind, facilitating three fundamental functions from culinary preparation, dining and recreation. The outstanding kitchen area offers a spectacular, contemporary array of wall and floor cabinets compete with a dark walnut style finish complimented with contrasting work surfaces integrating a coloured sink and drainer unit and contemporary mixer tap. Integral appliances include an elevated oven and microwave oven, A five ring gas hob with an contemporary extractor canopy, an integrated fridge, freezer and an integral dishwasher. Furthermore, a contemporary spray of recessed spot lighting provides a unique finish coupled with high gloss natural stone style tiled flooring throughout the preparation area and the dining area. Two double glazed windows and matching double glazed patio doors provide accessibility into the extensive gardens, whilst, internal doors open into the utility room, hallway and the principle reception....



UTILITY ROOM

3.20m (10' 6") x 1.65m (5' 5")

A superb addition to this already fantastic home the utility room located just of the kitchen features a double glazed window and external door to the rear gardens, floor cabinets, a stainless steel sink and drainer unit, plumbing for an automatic washing machine, a wall mounted combi boiler, extractor for a tumble dryer and a radiator.



GROUND FLOOR W/C

The ground floor w/c features a low level w/c, wash hand basin, a radiator and tiled flooring and splash.



FIRST FLOOR LANDING

The first floor gallery landing provides laminate flooring, a radiator access to the five bedrooms, family bathroom and loft areas.



MASTER BEDROOM

4.98m (16' 4") x 4.00m (13' 1")

The larger than average this master bedroom positioned to the front of the property features a double glazed window, fitted wardrobes and a radiator. Internal access is provided to the ensuite.



EN SUITE

A superb addition the en-suite facility features an electric shower and cubicle, a low level w/c, pedestal wash hand basin and a double glazed stippled window to the front elevation and a radiator.



SECOND BEDROOM

3.75m (12' 4") x 3.29m (10' 10")

The second double bedroom features a double glazed window to the front elevation, additionally featuring a radiator and a useful storage cupboard.



THIRD BEDROOM

3.06m (10' 0") x 3.76m (12' 4")

The third bedroom nest the rear of the property features a double glazed window with stunning views of the country side, laminate flooring and a radiator.



FOURTH BEDROOM

3.06m (10' 0") x 3.76m (12' 4")

The fourth bedroom features a double glazed window to the rear, laminate flooring and a radiator.



FIFTH BEDROOM

2.71m (8' 11") x 4.08m (13' 5")

The fifth and final bedroom again positioned to rear to present these fantastic views features a double glazed window, laminate flooring and a radiator.



FAMILY BATHROOM

A superb family bathroom is presented which has recently been upgraded by the owners and is finished in a white suite too include a low level w/c, pedestal wash hand basin, panelled bath with mixer taps and finished with a shower overhead and a shower screen. Additional compliments include attractive tiled walls, a double glazed window to the front, an extractor fan and a radiator.



EXTERNAL

Externally to the front of the property lies a open lawned garden with mature plants and trees with a fence and gates leading to the rear on both sides. To the rear substantial enclosed gardens laid with lawn and large double patio area which the rear is bordered by mature plants and trees. An of course the awe-inspiring views of the countryside beyond.



GARAGE & DRIVEWAY

The driveway features sufficient parking for three family sized vehicles. The integral garage accessed by a roller shutter door and features a number of electric points.



PROPERTY MISDESCRIPTIONS ACT

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representation of fact. Purchasers must satisfy themselves by inspection or otherwise as to the content of these particulars. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc. Photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are as a GUIDE ONLY and NOT precise. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any...

ENERGY PERFORMANCE RATING

Waiting EPC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9am - 5pm

Saturday: 9am - 12pm

Sunday: Closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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