



Venture
PROPERTIES

Greenbrook Drive, East Rainton, DH5 9RL
Offers In The Region Of £440,000

Perfectly designed for modern family living, this very spacious and luxurious home built by Avant Homes in their Kirkham design, has been extended and upgraded by the current owners. The property enjoys an open outlook to the rear, five bedrooms, impressive living areas and a high specification finish, as well as over six years remaining NHBC guarantee.

Upon entering there is an immediate sense of space and light. The wide hallway has a bespoke oak and glass staircase and WC, leading to a formal living room with bay window and through to the fantastic open plan living area which expands across the rear of the property. This comprises of a Milan-inspired kitchen, with a comprehensive range of integrated appliances and breakfast bar, as well as a dining space which opens to a comfortable family lounge area. The vendors have also added a superb garden room which opens in to the rear garden. There is access to a useful utility room. Upstairs, off the large landing, is the master bedroom, benefiting from a walk-in wardrobe and ensuite shower room, featuring contemporary full-height tiling, a digital shower, his and hers sinks. A second double bedroom with bay window, also has a contemporary ensuite shower room. The luxurious family bathroom, serves two further double bedrooms and a generous single. Externally, there is a double width driveway leading to the large integral garage, whilst the landscaped rear garden benefits from an open outlook.

Greenbrook Drive is located on the exclusive Rainton Green development, on the outskirts of East Rainton, with superb road links for commuting via the A690 towards Durham and Sunderland.

Viewing is essential for full appreciation.

EPC Rating - B

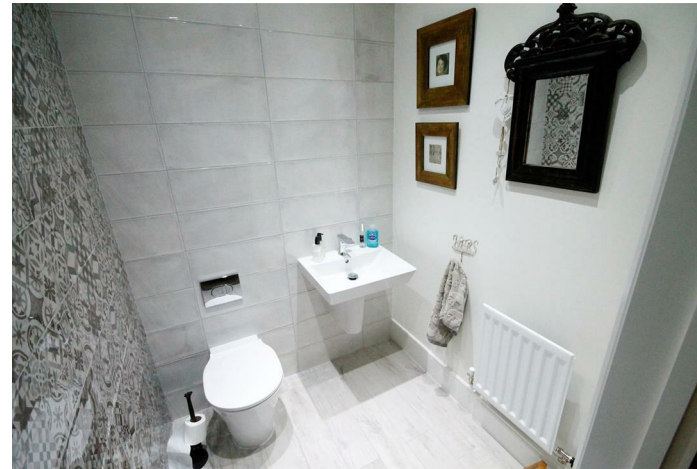
GROUND FLOOR

Entrance Hall

Light and airy hallway with an oak and glass staircase leading to the first floor, a storage cupboard which houses the telephone connections, radiator and karndean flooring.

WC

5'4" x 5'0"



Comprising of a WC, hand wash basin, feature tiling to the walls, tiled flooring, recessed spotlighting, extractor and radiator.

Living Room

16'1" x 12'4" min



A more formal living room with UPVC double glazed bay window to the front having wooden shutters, TV and telephone points and radiator.

Open Plan Kitchen and Dining Area

21'5" x 12'5"



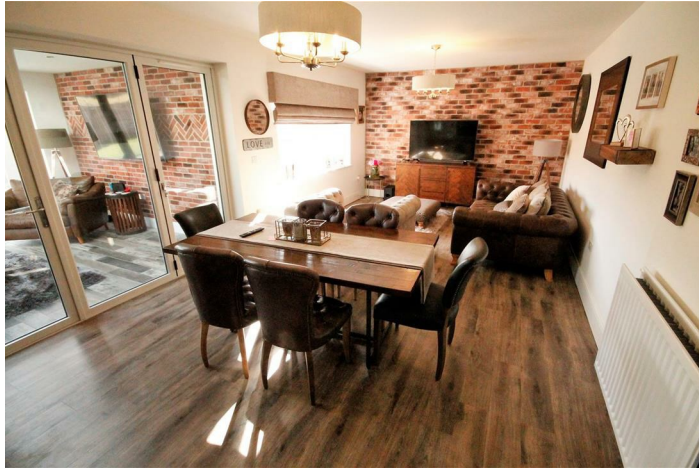
An impressive kitchen comprising of a range of contemporary units and quartz work surfaces incorporating a stainless steel sink and drainer unit

with a mixer tap, a built in stainless steel double oven and warming drawer, hob with extractor over, an integrated fridge, freezer, dishwasher and wine cooler. Further features include recessed spotlighting, karndeian flooring, radiator and a UPVC double glazed to the rear.

There is ample space for a dining table and bi-fold doors which open in to the garden room.

Family Living Area

12'6" x 12'5"



Open plan to the kitchen and dining area, creating a fantastic living space which is perfect for modern family living.

Having a UPVC double glazed window to the rear, radiator and TV connection.

Kitchen Image

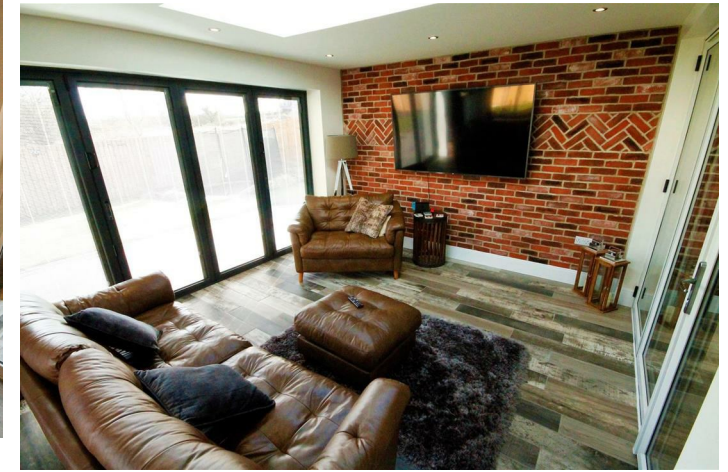


Further Open Plan Kitchen, Dining and Family Room



Garden Room

13'11" x 12'3"



An excellent addition to the property having sliding patio doors opening in to the rear garden, a ceiling lantern window and further UPVC double glazed window to the side providing lots of natural light, an exposed brick feature wall, recessed spotlighting and tiled flooring.

Utility Room

7'0" x 5'11"



Fitted with coordinating wall and floor units having quartz worktops incorporating an inset stainless steel sink unit, plumbing for a washing machine, radiator, unit housing the combi gas central heating boiler and an external door to the side.

FIRST FLOOR

Landing



A large landing with airing cupboard, radiator and access to the loft.

Master Bedroom

15'0" x 14'1"



Impressive master bedroom suite with large walk-in wardrobe. Having a UPVC double glazed window to the rear, radiator and TV point.

Further Master Bedroom Image



Ensuite

11'2" x 5'1"



Stylish ensuite shower room comprising of a double width cubicle with thermostatically controlled rainfall shower, his and hers sinks and WC. Having a chrome heated towel rail, recessed spotlighting, built in storage and UPVC double glazed opaque window to the side.

Bedroom Two

16'6" x 9'4"



Large double bedroom with a UPVC double glazed bay window to the front having wooden shutters, built in wardrobe and radiator.

Further Bedroom Two Image



Ensuite

9'1" x 4'6"



Stylish ensuite shower room comprising of a double width cubicle with thermostatically controlled rainfall shower, hand wash basin and WC. Having a chrome heated towel rail, recessed spotlighting, built in storage and UPVC double glazed opaque window to the side.

Bedroom Three

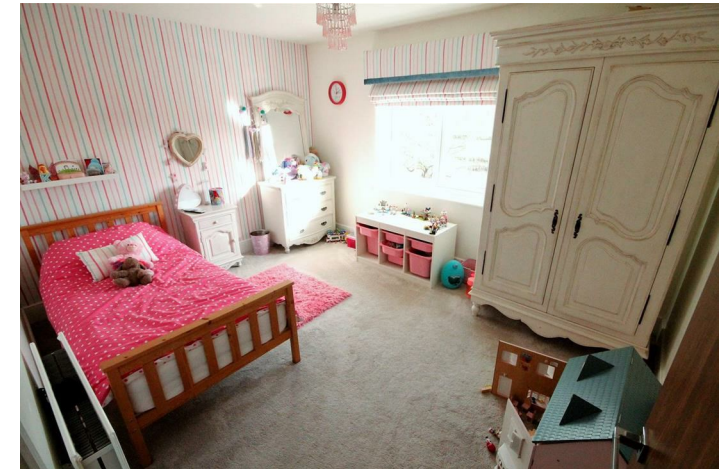
15'1" x 9'6"



Generous double bedroom with two UPVC double glazed windows to the front, built in wardrobes and radiator.

Bedroom Four

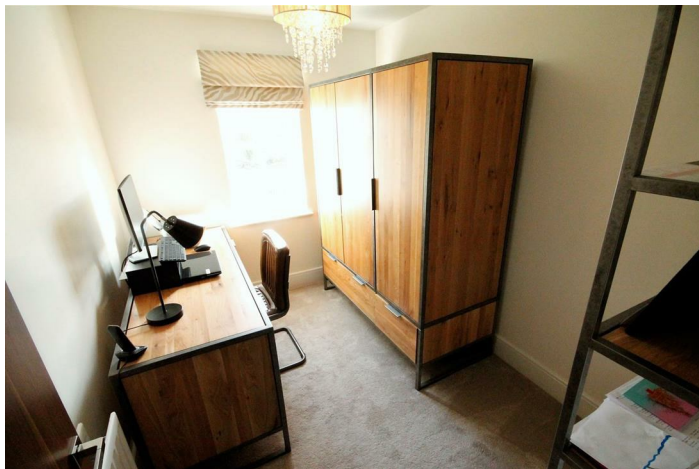
12'10" x 10'2"



Generous double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Five

10'2" x 7'4"



Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

Family Bathroom

9'1" x 7'4"



A luxurious family bathroom comprising of a bath with rainfall shower and hand held mixer shower, hand wash basin to a vanity unit and WC. Having a chrome heated towel rail, storage cupboard, recessed

spotlighting, shaver point and UPVC double glazed opaque window to the side.

EXTERNAL



To the front of the property is a lawned garden and a double width driveway leading to the rear garden, whilst to the rear is a landscaped, enclosed garden. The garden has an open outlook to the rear, paved and decked patio areas and a sunken trampoline.

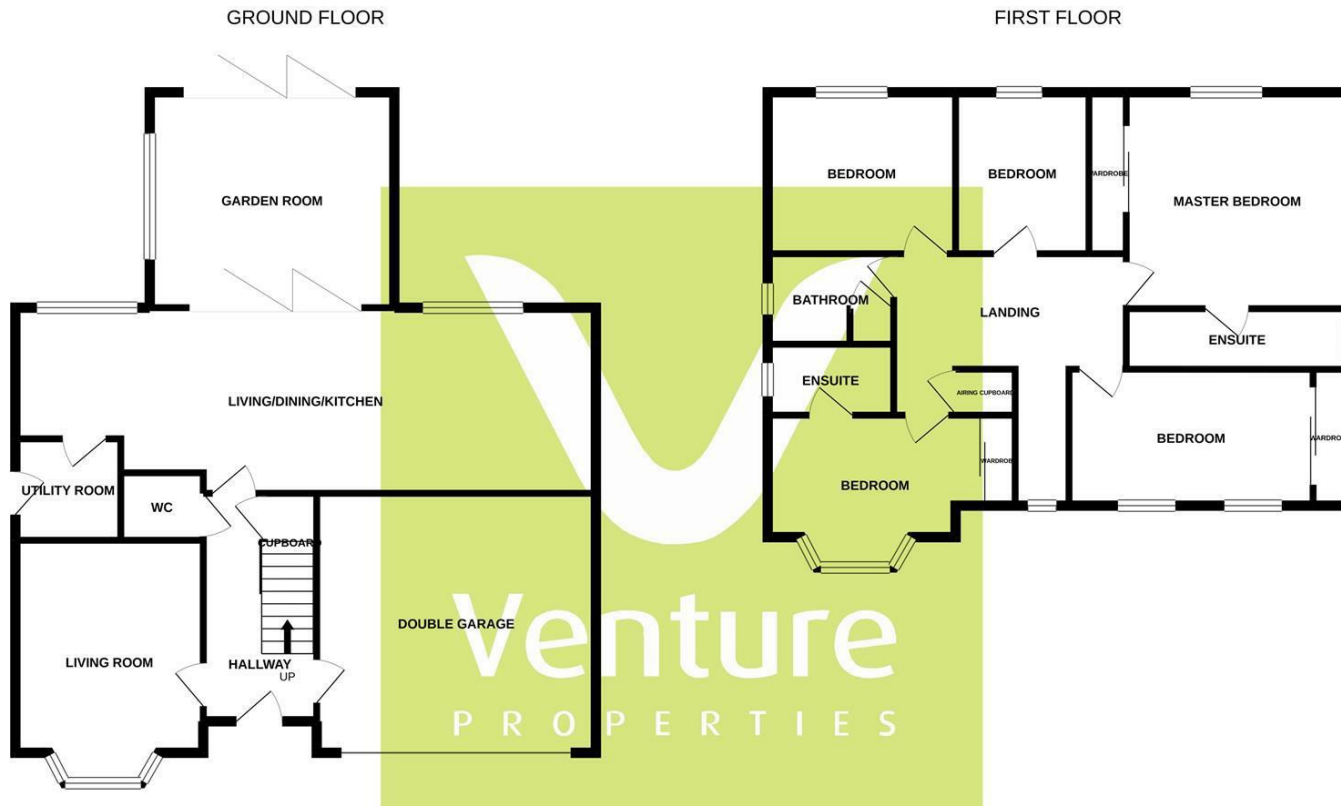
DOUBLE GARAGE

19'9" x 15'1"

A large double garage with up and over door, power and lighting and an internal door to the hall.

Rear View





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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