

COPELAND RESIDENTIAL

SALES & LETTINGS



Woodside, Durham, DH7

Asking Price

£185,000

4 Bedrooms

2 Reception Rooms

Deceptively Spacious

Master Ensuite

Close To Local Amenities + Transport Links

EPC Rating = D (63)



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COPELAND RESIDENTIAL 5 Ashfield Terrace, Chester le Street, Durham DH3 3PD.

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STUNNING FAMILY HOME / DECEPTIVELY SPACIOUS - This fantastic family home on Woodside in Sacriston has been stunningly and thoughtfully modernised throughout with the addition of an extra bedroom with ensuite in the converted loft space. Perfectly positioned for easy access to the village's local amenities and transport links as well as being within walking distance to the village of Witton Gilbert, the property is also a short commute from the A691, A167 and Durham City Centre.

Deceptively spacious with high ceilings to each room and boasting 4 bedrooms as well as 2 reception rooms, the property does not disappoint for living space. The lounge is complemented with a large semi-circular bay window while the dining room benefits from a stunning gas fire. It also boasts a sublime range of kitchen units with a cashmere gloss finish, which stands out against the dark wood effect work surface with sage green gloss brick tile splashback, as well as a stunning bathroom with grey slate tile splashback feature and bespoke radiator. The kitchen and bathroom has been fitted with under floor heating with their own control panels, which can also be controlled via your iphone or smart phone. Planning consent was obtained to convert the loft space into a master bedroom with ensuite, fitted wardrobes and remote controlled Velux skylight. This property is a 'must see' to be trully appreciated.

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Room Descriptions Porch/Entrance Hall

Composite front door, carpeted porch, French door leading to carpeted entrance hall, offering access to lounge, dining room and carpeted staircase to the first floor.

Lounge (4.15m x 3.14m)

Carpeted, large semi-circular front facing double glazed bay window with curved radiator.

Dining Room (4.36m x 3.68m)

Carpeted, double french doors looking out onto the rear yard, gas fire, radiator, access to kitchen and under stairs cupboard.

Kitchen (3.98m x 1.88m)

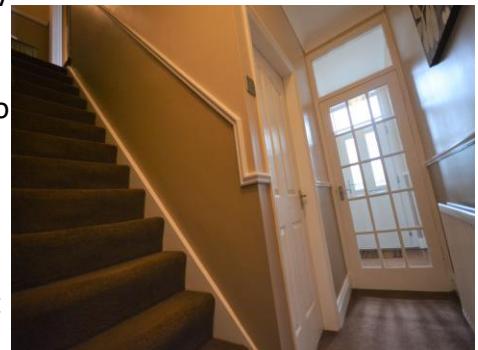
Wood effect tiled flooring with underfloor heating, galley style kitchen made up with a range of base and wall units with a cashmere gloss finish, wood effect work surfaces and sage green gloss brick effect tiled splashback, integrated appliances include electric oven/hob with overhead extractor, fridge and freezer, control panel for under floor heating, stainless steel one-and-a-half sink with mixer tap below a side facing double glazed window, custom brushed steel vertical radiator, access to rear porch.

Rear Porch

Tiled flooring, access to bathroom, rear yard and hatch to ground floor loft space, control panel for under floor heating for the bathroom.

Bathroom (2.05m x 1.81m)

Tiled flooring with under floor heating, full height tiled splashback feature, 3 piece bath suite with fitted cabinet and mains powered



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shower, glazed shower screen, side facing double glazed window, bespoke radiator.

First Floor Landing

Carpeted, offering access to 3 bedrooms and carpeted stair case to the second floor/bedroom one.

Bedroom Two (2.36m x 4.32m)

Carpeted, front facing double glazed window, radiator.

Bedroom Three (4.34m x 2.11m)

Carpeted, rear facing double glazed window, radiator, built-in cupboard space.

Bedroom Four (3.29m x 1.76m)

Laminate flooring, rear facing double glazed window, radiator.

Second Floor/Bedroom One (4.87m x 2.82m)

Carpeted throughout, rear facing double glazed window with front facing remote controlled Velux skylight, fitted wardrobes, additional built-in cupboard space, radiator.

Ensuite (2.56m x 0.89m)

Tiled flooring and full height splashback, toilet, wash basin, enclosed shower unit with mains powered shower, Velux skylight, heated towel rail.

Exterior

On street parking with an elevated front exterior, gated entrance to a well presented small garden with resin covered steps leading to the front door, extensive yard to the rear with access to a detached wooden garage.



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