

COPELAND RESIDENTIAL

SALES & LETTINGS



Durham House, Nettlesworth, DH2

OIRO

£300,000

Substantial Family Home
In Need Of Modernisation
4 Bedrooms, 3 Reception Rooms
Recently Installed Combination Boiler
Upvc Double Glazed Windows To Most Rooms
Superb Plot, Potential To Develop, Planning Permission Required
No Chain



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

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SUBSTANTIAL DETACHED RESIDENCE. POTENTIAL DEVELOPMENT OPPORTUNITY. IN NEED OF MAJOR REFURBISHMENT. SITTING ON AROUND 1/2 ACRES OF LAND. COMBI BOILER RECENTLY INSTALLED. Having remained within the same family for several decades, Durham House is a prime, substantial family home sitting on a generous plot of around 1/2 an acre. Ripe to make the forever home, this property has so much potential to become stately like. Beautiful period cast and tiled fire places are featured to 2 of the reception rooms, providing stunning focal points you could imagine the original covings and ceiling rose that would bring back the original period features.

Having been extended to create 3 reception rooms, 4 bedrooms and 2 bathrooms there's also cellars and basements to the lower garden level that could potentially be converted for additional living space if required. Upvc double glazed windows are installed to most rooms heating is via a Baxi combination boiler was installed around 2- 3 years ago. All 4 bedrooms and both bathrooms are accessed via the lengthy 1st floor landing. All 4 bedrooms are generous sizes with ample space to potentially incorporate en-suite facilities.

Externally the side and rear gardens are substantial. Gated access to the side leads to a driveway sweeping down to the rear gardens. Ample space is available for potentially developing the property and land further (planning permission required) which does make Durham House such an appealing opportunity.

The A167 is a short distance away to provide excellent access to Durham City, Chester le Street and the A1 motorway for commuting throughout the north east. A range of village stores and shops are close by along with a village primary school. Further schools, shopping and recreational facilities can also be found with both Durham & Chester le Street. Offered chain free, we do anticipate great demand for this 1 off property so please arrange your viewing today.

Property briefly comprises.

Entrance Hallway. Accessed via a double glazed Upvc door to the front, radiator, access to entrance level rear patio, door to basements and stairs to 1st floor.

Reception 1. 17'4 x 15'6 (5.27m x 4.73m) Double glazed windows to front, side and rear, wooden feature fire surround with period cast and tiled inset. 2 x radiators, coving and tv point.

Reception 2. 15'5 x 14'7 (4.69m x 4.44m) Double glazed window to front and side, radiator and coving.

Reception 3. 12'5 x 11'5 (3.79m x 3.47m) Double glazed window to front, radiator and period tiled fire surround.

Kitchen / Breakfast Room. 15'6 x 14'4 (4.72m x 4.37m) Dual aspect double glazed windows, range of wall and base units, free standing 'Range' style oven, extractor hood, plumbed for washing machine, plumbed for



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dishwasher, space for fridge freezer, 1 1/2 bowl sink and drainer, mixer tap, radiator, beams to ceiling and a stable style door to side entrance porch.

Entrance Porch. Upvc double glazed door to front, double glazed window to side, tiled flooring and storage cupboard.

1st Floor Landing with window to rear with loft access.

Bedroom 1. 14'4 x 13'1 (4.37m x 3.98m) Double glazed window to rear, fitted wardrobes and radiator.

Bedroom 2. 15'7 x 12'4 (4.75m x 3.77m) Double glazed window to front, radiator, loft access.

Bedroom 3. 14'7 x 11' (4.45m x 3.36m) Double glazed window to front, fitted wardrobes and radiator.

Bedroom 4. 12'8 x 11'7 (3.87m x 3.53m) Double glazed window to front, radiator and coving.

Bathroom 1. 9'5 x 8'6 (2.87m x 2.59m) Double glazed window side, bath, hand basin, WC, part tiled walls and radiator.

Bathroom 2. 12'7 x 7'10 (3.84m x 2.38m) Double glazed window to front, hand basin, bath, shower enclosure, fully tiled walls, radiator and heated towel rail, spotlights to ceiling, tiled floor and extractor fan.

Separate WC. Window to rear, WC and hand basin.

Basement 1. 17'9 x 16'6 (5.42m x 5.04m) Wc facilities, lights and power

Basement 2. 15'9 x 13'7 (4.81m x 4.14m) Double doors to rear garden, lights and power.

Rear Ground level store room 1. 18'1 x 12'2 (5.51m x 3.71m) Accessed from rear garden ideal store area. leading to 2 cellar type area with a Baxi combination boiler which we have been advised was installed around 2-3 years ago.

Garage. 22' x 17'3 (6.72m x 5.25m) Electric roller door to front, entrance door to front, lights power and WC facilities.

Gardens are available to the size and open to the substantial rear gardens. Gates are to the side providing vehicle access for parking.



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