



## Deneside Lodges

Wolsingham DL13 3BL

£110,000







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.







# Deneside Lodges

Wolsingham DL13 3BL



- Pleasant Lodge
- Kitchen/Dining Room
- Garden

- Rural Location
- Separate Utility Room
- Viewing Recommended

- Gas CH and Double Glazing
- Decked area
- Riverside Setting

An IMMACULATE LODGE, tucked away in an idyllic countryside location in the Weardale Village of Wolsingham. This gorgeous lodge offers LOUNGE, KITCHEN/DINING ROOM, separate UTILITY ROOM, good sized SHOWER ROOM and TWO BEDROOMS and solid oak internal doors throughout. It has decking to two sides and a pleasant GARDEN. Built to residential standards, in our opinion, on a site nestled amongst the trees and near the River Wear, wouldn't you want to wake up surrounded by nature! Call us now to view. This property can be a fixed residence as you can live here throughout the 12 months of the year, or it could be used as a perfect holiday home. The site is an over 55 years of age site.

## Ground Floor

### Entrance

UPVC entrance door, hallway with laminate flooring, spot lighting to ceiling and central heating radiator

### Lounge

13'2 x 10'5 (4.01m x 3.18m)

Five UPVC double glazed windows letting in all available light and French doors that open up onto the pleasant decked area. Laminate flooring, tv point and satellite point, spot lighting to ceiling and central

heating radiator. There is feature fire surround with inset electric fire

### Kitchen/Dining Room

8'8 x 11'1 x 13'2 (2.64m x 3.38m x 4.01m)

Light and airy room with UPVC double glazed windows to both sides. A range of modern wall and base units with solid wood surfaces over, Belfast style sink unit with mixer tap, integrated electric oven, gas hob and extractor over. integrated fridge freezer, laminate flooring, spot lighting to ceiling and central heating radiator

### Utility

With wall and base units, solid wood surface over, Belfast style sink unit with mixer tap, concealed wall mounted gas boiler, laminate flooring, spot lighting to ceiling, UPVC double glazed window and central heating radiator

### Bedroom 1

10'10 x 7'10 (3.30m x 2.39m)

UPVC double glazed window, laminate flooring, spot lighting to ceiling and central heating radiator

### Bedroom 2

11'5 x 5'0 (3.48m x 1.52m)

UPVC double glazed window, laminate flooring, spot lighting to ceiling and central heating radiator

### Shower Room

Curved shower cubicle with mains shower, modern panelled splash backs, wc, wash hand basin in vanity unit, extractor fan, spot lighting to ceiling, laminate flooring, opaque UPVC double glazed window and central heating radiator

### Exterior

With decked patio area overlooking a line of trees and embankment of the river. The decked area wraps around one side of the lodge with roped balustrade. Decked steps lead from the entrance door to the side down onto the lawned garden with a low level fenced and gated boundary

### Surrounding Area

The village of Wolsingham has a lot to offer in our opinion. There is a market place with cafes, local store, post office, doctors' surgery and pharmacy. The local schools have a good reputation and there are pleasant walks, local park, swimming pool and gym and the river wear runs through.



TOTAL APPROX. FLOOR AREA 499 SQ.FT. (46.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2018



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01388 741174

1 The Royal Comer, Crook, DL15 9UA  
crook@venturepropertiesuk.com