



48 Fenwick Way | Consett | Co. Durham | DH8 5FD

Built in 2005, this immaculate four bedroom detached house is finished to a very high standard and should be viewed to appreciate the quality of the fixtures and fittings on offer. Located in a secluded spot within a cul-de-sac on a modern development, the highlights include a quality kitchen with granite worktops and integrated appliances, two reception rooms, a large conservatory and landscaped gardens to the front and rear, plus off street parking.

REDUCED TO Offers Over £220,000

- Impressive detached house
- 4 bedrooms, master with en-suite and dressing area
- Immaculately presented, quality fixtures and fittings
- Landscaped gardens to front & rear
- Quality kitchen with granite worktops and integrated appliances



Property Description

The accommodation has an excellent layout which briefly comprises an entrance lobby and hallway, lounge, superb kitchen/diner with granite worktops and integrated Siemens appliances including an oven, microwave oven, induction hob, dishwasher, fridge and wine cooler. The former garage has been converted to create an additional reception which could be utilised as a fifth bedroom which has shower room off and utility beyond. Accessed via the kitchen/diner there is a large conservatory overlooking the rear garden.

To the first floor there is a landing, four bedrooms (master having with en-suite shower room) and a family bathroom. The property sits on a generous plot with landscaped gardens to the front and rear plus block paved driveway providing off street parking.

ENTRANCE LOBBY

uPVC double glazed entrance door with matching frosted panel and additional side window, porcelain tiled floor leading

into the hallway. Glazed door leads to the sitting room.

HALLWAY

Porcelain tiled floor, central heating radiator, stairs to the first floor, coving, wall light and a glazed door to the lounge.

LOUNGE

13' 4" x 13' 5" (4.07m x 4.09m) Plus under-stair recess 1.51m x 0.96m. Bay window with uPVC double glazed windows, feature marble fire surround, (electric fire not included), Porcelain tiled floor, two central heating radiators, coving, TV aerial point, telephone points and a glazed door to the kitchen/diner.

KITCHEN/DINER

9' 1" x 20' 0" (2.77m x 6.10m) A stunning Shaker style kitchen fitted with a generous range of cream wall and base units including display cabinets with soft closing doors and drawers, finished off by concealed surface lighting onto beautiful granite worktops and upturns. Fitted with Siemens integrated

appliances which include a self cleaning fan oven, induction hob with illuminated extractor unit over, microwave oven, dishwasher, fridge and a wine cooler. Inset sink with mixer tap, flat column radiator, Porcelain tiled floor with underfloor heating, uPVC double glazed window, coving, inset spotlights, glazed door to utility room and twin French uPVC double glazed doors open to the conservatory.

CONSERVATORY

10' 5" x 18' 6" (maximum) (3.20m x 5.64m) A generous conservatory overlooking the rear garden with Porcelain tiled floor with underfloor heating and space for a dining table and lounge area. UPVC double glazed windows and French doors to the garden, feature fireplace with electric fire, inset spotlights and additional wall lights.

SITTING ROOM

12' 11" x 8' 2" (minimum) (3.96m x 2.50m) Formerly a garage now converted into a sitting room, but could easily be used as a ground floor bedroom, office or playroom. uPVC double

glazed window, Porcelain tiled floor with underfloor heating, coving, inset spotlights and a door leading to a shower room/WC.

SHOWER ROOM/WC

8' 4" x 5' 2" (minimum) (2.55m x 1.60m) Walk-in double shower tray with electric Mira shower and glazed screens. Wash hand basin with base storage, low level WC, mirror with LED lighting and a uPVC double glazed frosted window. Large recess with built-in cupboard housing plumbing for a washing machine, room to stack a tumble dryer on top and space for a tall freezer, chrome towel radiator, fully tiled walls, Porcelain tiled floor with underfloor heating, PVC panelled ceiling with inset spotlights and a door leading to the utility room.

UTILITY ROOM

5' 2" x 5' 2" (1.58m x 1.60m) Wall units with laminate worktop below with plumbing for a washing machine. One of the wall units houses the gas central heating boiler. Porcelain tiled floor with underfloor heating, inset spotlights, coving and a

door leading to the kitchen and also a uPVC door leading to the rear garden patio.

FIRST FLOOR

LANDING

Coving, inset spotlights, loft access hatch and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

11' 2" x 9' 10" (3.42m x 3.01m) A double room with uPVC double glazed window, central heating radiator, coving, inset spotlights, telephone point, airing cupboard housing the hot water tank. An opening leads to the en-suite.

EN-SUITE SHOWER

5' 2" x 6' 3" (1.58m x 1.93m) A corner sited glazed cubicle with mains-fed shower and PVC panelled splash-backs. Wash basin with base storage, low level WC, wall mirror with LED lighting. Chrome towel radiator, uPVC double glazed frosted

window, LED lighting to plinths, fully tiled walls and floor plus PVC panelling to the ceiling with inset spotlights.

BEDROOM 2 (TO THE FRONT)

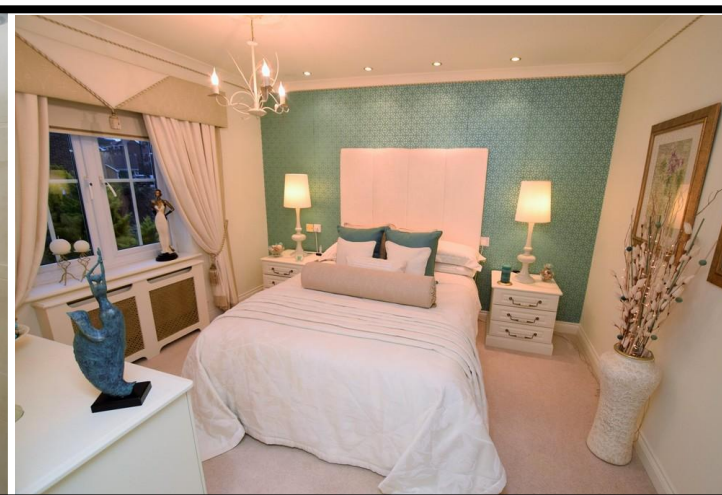
14' 0" (maximum) x 8' 8" (4.28m x 2.66m) Fitted wardrobe, uPVC double glazed window, central heating radiator and coving.

BEDROOM 3 (TO THE REAR)

11' 6" x 9' 4" (3.51m x 2.87m) Fitted wardrobes, built-in shelving, uPVC double glazed window overlooking the rear garden and countryside beyond, central heating radiator and coving.

BEDROOM 4 (TO THE REAR)

8' 8" (maximum) x 8' 9" (2.65m x 2.67m) Currently fitted out as a dressing room. uPVC double glazed window overlooking the rear garden and countryside beyond, central heating radiator and coving.





EXTERNAL

TO THE FRONT

A landscaped garden, well maintained with lawn, shrubs, flower beds and conifers. Block paved driveway, external electric socket, external lighting and a timber side gate leading to the rear.

TO THE REAR

A thoughtfully designed garden offering a degree of privacy with paved patios, lawn, summer house, flower beds, mature shrubs and conifers. Cold water supply tap, electric socket, timber shed to one side, external lights, enclosed by timber fencing.

HEATING

Gas fired central heating via boiler (installed December 2018), radiators and underfloor heating.

GLAZING

Full uPVC double glazing installed.

SECURITY

Alarm system installed plus security cameras.

ENERGY EFFICIENCY

EPC rating D (63). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property has a leasehold tenure with 143 years left to run. The ground rent is currently £170 per annum.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New

Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

AGENTS NOTE

Whilst we endeavor to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The Vendor does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



Tenure

Leasehold (143 years to run, ground rent £170 per annum)

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

info@davidbailes.co.uk

01207231111



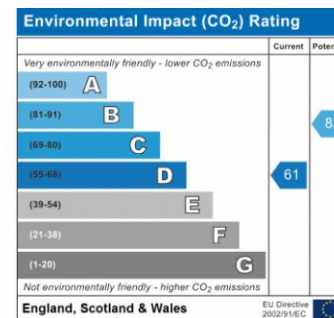
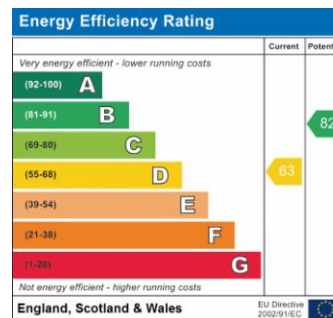
GROUND FLOOR
APPROX. FLOOR
AREA 75.4 SQ.M.
(812 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 53.0 SQ.M.
(570 SQ.FT.)

TOTAL APPROX. FLOOR AREA 128.4 SQ.M. (1382 SQ.FT.)

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.
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