Newton Hall | Durham | DH1 5PH

*** NO UPPER CHAIN, GREATLY EXTENDED FLOOR PLAN, MUST BE VIEWED TO BE FULLY APPRECIATED ***

This greatly extended four bedroom semi detached house is located on Bolton Close in Newton Hall, Durham. The property is well presented throughout and would make a fantastic family home. The property comprises: an entrance porch, entrance hallway, open plan living/dining room, modern fitted kitchen/diner, utility space and a downstairs toilet. To the first floor is a large master bedroom with an en suite and walk in wardrobe, three further bedrooms and a family bathroom. Externally there is a paved driveway and lawn garden to the front with a large garage and a lawn rear garden with decking.

£229,950

- Four Bedroom
- Semi Detached House
- No Upper Chain
- Greatly Extended Floor Plan
- EPC Rating D
Property Description

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Bolton Close is situated on the Newton Hall Estate, which benefits from excellent schools and is located close to the Arnison Retail Park where there are excellent everyday facilities and amenities available and approximately 2 miles from Durham City Centre. It also lies within easy reach of the A(167) Highway which provides good road links to both North and South. Viewings are highly recommended so please call us on 0191 384 3330.

FRONT EXTERNAL
To the front of the property is a double block paved driveway leading to a large integral garage and a lawn garden.

ENTRANCE PORCH
With laminate flooring.

HALLWAY
Including carpet flooring, a radiator and an under stairs storage cupboard.

OPEN PLAN LIVING/DINING ROOM
24’5” x 11’5” (7.462m x 3.495m) (Measurements to Maximum) Spacious living/dining room including carpet flooring, coving, two radiators, double glazed bay window to the front and French doors leading to the rear garden.

KITCHEN/DINER
24’2” x 10’7” (7.388m x 3.240m) (Measurements to Maximum) Modern kitchen including fitted wall and base units with a contrasting work surface, one and a half Cooke & Lewis sink/drainer with a mixer tap, an integrated electric oven, five ring gas hob and an extractor fan above, integrated dishwasher, tiled splash back, coving, a radiator, a double glazed window to the rear and bi fold doors leading to the rear garden.

UTILITY SPACE
Including plumbing for a washing machine, a radiator and a door leading to the garage.

DOWNSTAIRS WC
Including a low level WC, wash hand basin, extractor fan and a radiator.

STAIRS
With carpet flooring.
LANDING
Including carpet flooring.

MASTER BEDROOM
14’7” x 14’2” (4.461m x 4.333m) Spacious master bedroom including carpet flooring, coving, two radiators and a double glazed window to the front.

WALK IN WARDROBE
6’6” x 5’3” (1.982m x 1.611m) Including loft access and carpet flooring.

ENSUITE
8’7” x 6’5” (2.618m x 1.974m) Including a bath with shower above, low level WC, pedestal wash hand basin, vinyl flooring, chrome towel heater, partially tiled walls and a double glazed window to the rear.

BEDROOM TWO
11’11” x 9’11” (3.645m x 3.023m) Bedroom including carpet flooring, coving, a radiator and a double glazed window to the front.

BEDROOM THREE
10’6” x 8’11” (3.223m x 2.718m) Bedroom with a built in cupboard, carpet flooring, coving, loft access, a radiator and a double glazed window to the rear.

BEDROOM FOUR
9’0” x 7’8” (2.746m x 2.355m) Bedroom including carpet flooring, coving, a radiator and a double glazed window to the front.

BATHROOM
8’6” x 5’4” (2.610m x 1.634m) Stylish bathroom including a spa bath with mains shower above, low level WC, pedestal wash hand basin, tiled walls, vinyl flooring, chrome towel heater and a double glazed window to the rear.

GARAGE
16’2” x 14’6” (4.943m x 4.426m) Large garage including power, light, fitted wall and base units with a contrasting work surface and a stainless steel sink with dual taps.

REAR GARDEN
To the rear of the property is a garden mostly laid to lawn with an area of decking. There is an outside tap and gated side access to the front.
Tenure
Freehold

Council Tax Band
B

Viewing Arrangements
Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.