



Stuart Edwards
ESTATE AGENTS

18 THE PADDOCK, WATERHOUSES, DURHAM, DH7 9AW
FOR SALE £345,000

DURHAMS MOST EXPERIENCED PROPERTY PROFESSIONALS





FULL DESCRIPTION

Rarely does the opportunity arise to purchase such a substantial, immaculately presented, family home situated on a small development of similar calibre properties with oil fired central heating and double glazing. No onward chain.

Occupying a pleasant semi rural setting, the property has been improved and upgraded to a high specification with spacious well planned accommodation briefly comprising: entrance hallway with stairs to the first floor, cloakroom/wc, open plan lounge/garden room extending to 38ft, sitting room, refitted kitchen/breakfast room with granite worktops and integrated appliances and a useful utility room.

To the first floor there are four bedrooms, the master with en suite shower room and a comprehensive range of wardrobes, the family bathroom has been upgraded and includes a white suite with a separate shower cubicle and dressing room facilities. There are pleasant lawned gardens to the front and rear, the rear garden has an attractive paved patio area enjoying a wooded outlook. There is a block paved driveway to the front for off street parking and gives access to the garage which has currently been carpeted and used for additional storage and gym space.



The Paddock is a small exclusive development of individual detached executive homes occupying a very pleasant rural position yet lies only 8 miles from Durham City Centre where there are a comprehensive range of shopping and recreational facilities and amenities available. Waterhouses lies within driving distance of a good local road network providing access to other regional centres. Truly a credit to its current owners, early viewings are strongly recommended.

ENTRANCE HALLWAY

Stairs to first floor, under stairs storage cupboard, double radiator, solid wood flooring.

CLOAKROOM/WC

Low level wc, wash hand basin and central heating radiator.

LOUNGE/GARDEN ROOM

38' 7" x 11' 11" (11.76m x 3.63m) narrowing to 10' 11" (3.33m). An amazingly light and spacious double aspect room with double glazed windows to front and rear with the rear portion being fully glazed with French doors giving access to the rear garden, solid wood flooring, three double radiators.

SITTING ROOM

13' 8" x 10' 2" (4.17m x 3.1m) Large walk in storage cupboard, telephone point, T.V. aerial point and double central heating radiator.

KITCHEN/BREAKFAST ROOM

18' 6" x 11' 8" (5.64m x 3.56m) Two double glazed windows to rear, refitted with an attractive range of floor and wall units with granite worktops and inset Belfast sink, space for gas Range cooker with extractor fan over, integrated microwave, coffee machine and dishwasher, low level wine cooler?, under cupboard lighting and kickboard spotlights, solid wood flooring.

UTILITY ROOM

9' 8" x 9' 4" (2.95m x 2.84m) Floor and wall units incorporating a stainless steel sink unit with mixer taps over, plumbing for washing machine, vent for tumble dryer, plumbing and space for American style fridge freezer, internal door to garage, door to rear garden and central heating radiator.





FIRST FLOOR LANDING

Ceiling spotlights, linen cupboard and central heating radiator.

BEDROOM 1

14' 2" x 12' 2" (4.32m x 3.71m) Comprehensive range of built in ladies and gents wardrobes, feature display recess, telephone point, T.V. aerial point and double central heating radiator.

EN-SUITE SHOWER ROOM

Refitted suite with double shower cubicle with wall mounted power shower, low level wc, pedestal wash hand basin with cupboard under, extractor fan, under floor heating, heated towel rail.



BEDROOM 2

19' 5" (5.92m) Dormer window to the front and Velux window to the rear, telephone point, T.V. aerial point and double central heating radiator.

BEDROOM 3

14' 2" x 9' 4" (4.32m x 2.84m) Built in wardrobes, loft access, central heating radiator, telephone point and T.V. aerial point.



BEDROOM 4

10' 11" x 8' (3.33m x 2.44m) Built in wardrobes, telephone point, T.V. aerial point and central heating radiator.

BATHROOM & DRESSING ROOM

Spacious bathroom and dressing room comprising free standing bath, double walk in shower cubicle with mains fed shower, his and her contemporary wash hand basins, low level w.c, fully tiled walls and floors, under floor heating, heated towel rail and extractor fan.

GARDENS

Pleasant lawn gardens to the front and rear, the rear garden being fence enclosed with attractive paved patio area and security lighting with a pleasant wooded aspect offering a good degree of privacy.

GARAGE

18' x 9' 7" (5.49m x 2.92m) A triple width driveway provides off road parking for 2 cars and leads to the integral garage entered via electric remote control door with light and power. It is currently used as storage and gym but could be converted back to a garage.





TENURE - FREEHOLD

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

FINANCIAL ADVICE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

FREE VALUATION

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



1 & 2 Blue Coat Buildings,
Claypath, Durham
County Durham, DH1 1RF

www.stuartedwards.com
e: enquiries@stuartedwards.com
t: 01913848440
f: 01913741289

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