



Stuart Edwards
ESTATE AGENTS

135 BRAUNESPATH ESTATE, NEW BRANCEPETH, DURHAM,
DH7 7JQ
FOR SALE £199,950

DURHAM'S MOST EXPERIENCED PROPERTY PROFESSIONALS





FULL DESCRIPTION

Spacious detached bungalow, an ideal family home, available with no onward chain.

The living accommodation comprises: entrance porch, hallway, lounge, conservatory, modern fitted kitchen with some appliances, utility room, master bedroom with en suite, a further 4 bedrooms and family bathroom. Externally a large block paved driveway leads to a double garage and generous mature gardens to the front and rear with a patio area.

Benefiting from gas central heating, security alarm system and double glazing.

New Brancepeth is a semi rural village with country walks on your doorstep, yet via good road links the historical city of Durham lies approximately 5 miles away.

Sure to prove popular, viewings are strongly recommended.

ENTRANCE PORCH

UPVC double glazed entrance door, coved ceiling and laminate flooring. Door to hallway.



ENTRANCE HALLWAY

Coved ceiling, laminate flooring, double radiator and storage cupboard.

LOUNGE

25' 4" x 12' 11" (7.73m x 3.94m) Two double radiators, coved ceiling, laminate flooring and UPVC double glazed sliding doors to conservatory.

CONSERVATORY

Tiled flooring, two double power sockets, door to garden and sliding doors to garden.



KITCHEN

9' 11" x 10' 5" (3.03m x 3.19m) Range of floor and wall units with luxury granite worktops incorporating splashbacks and sink unit with mixer tap. Integrated electric hob, double oven and extractor hood. Radiator, vinyl flooring, American style fridge freezer, storage cupboard with roller door, coved ceiling and spotlights.

BEDROOM 1

10' 6" x 10' 6" (3.21m x 3.21m) Radiator, coved ceiling and a range of fitted wardrobes.

ENSUITE

Shower cubicle with mains fed shower, low level W.c, wash hand basin, half tiled walls, vinyl flooring, coved ceiling, radiator and storage cupboard.



BEDROOM 2

10' 4" x 8' 5" (3.17m x 2.59m) Radiator and coved ceiling.

BEDROOM 3

10' 5" x 7' 1" (3.20m x 2.16m) Double radiator and coved ceiling.

BEDROOM 4

10' 5" x 7' 1" (3.19m x 2.18m) Radiator and coved ceiling.

BEDROOM 5/STUDY/STORAGE

Off the garage. Coved ceiling and radiator.



UTILITY ROOM

Worktop, plumbed for automatic washing machine, wall mounted combi boiler, wall units and UPVC double glazed door to garden.



BATHROOM

Low level wc, wash hand basin, panel bath, half tiled walls, radiator, coved ceiling and extractor fan.

DOUBLE GARAGE

Electric up and over door and access to loft space.

EXTERNALLY

Large block paved driveway to the front with lawn area and mature borders whilst the rear garden is large with a patio.

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.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

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.





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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 are 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