



Hallgarth View, High Pittington, DH6 1AS  
Offers In The Region Of £295,000

**Venture**  
PROPERTIES



## SOLD STC - SIMILAR PROPERTIES REQUIRED

Available with the benefit of no onward chain, Venture Properties are delighted to offer for sale this individually designed detached home with extensive accommodation extending to approximately 2500 square feet. Built in 2004 to a high specification and beautifully maintained by the current owners, the property is in ready to move in condition, perfect for family buyers.

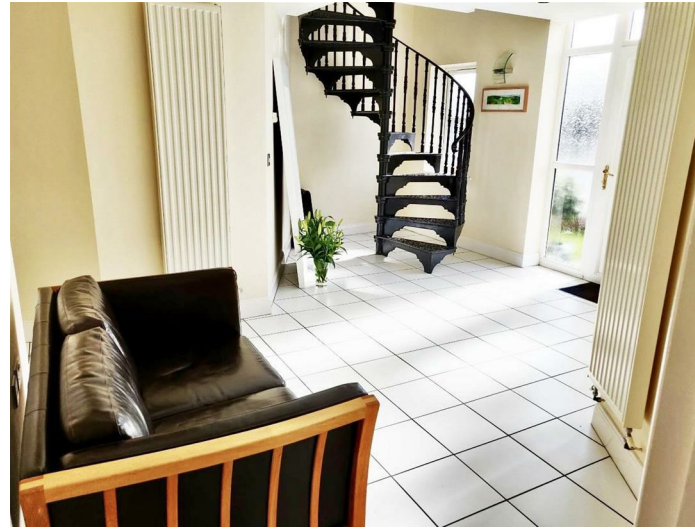
Prominently located in the village centre, the property offers well planned accommodation comprising of a large entrance hallway with wrought iron staircase and cloakroom/wc, three well proportioned reception rooms which offer the flexibility to be used to suit individual requirements, an impressive 22 ft kitchen/breakfast room and a useful utility. A galleried landing leads to five good size bedrooms, the master and guest bedroom both with Juliet balconies and en suite shower rooms, as well as a tastefully appointed family bathroom with freestanding roll top bath and separate shower cubicle. Externally there are lawned gardens to three sides, the enclosed rear garden with large decked patio and gates giving access to a block paved driveway for off street parking. There is also a detached double garage with electric door.

High Pittington has excellent access into Durham City and the A690 for commuting. It also has a highly regarded primary school and hotel with village pub.

Offered for sale at a sensible asking price, viewing is essential for full appreciation.

## GROUND FLOOR

### Entrance Hall



An impressive hallway which creates a feeling of space upon entering the property. Having a wrought iron spiral staircase to the first floor, tiled flooring and two panelled radiators.

### WC



Comprising of a low level WC, wash basin, tiled

flooring, radiator and UPVC double glazed opaque window.

### Living Room

16'9" x 12'7"



A spacious reception room with UPVC double glazed french doors opening in to the rear garden, coving, radiator and TV aerial and telephone points.

### Dining Room

12'7" x 12'0"



Having UPVC double glazed french doors opening in to the rear garden, oak flooring, coving, recessed spotlighting and TV aerial and telephone points.

### Sitting Room/Family Room

12'7" x 12'0"



Further well proportioned reception room with a UPVC double glazed window, oak flooring, radiator and TV aerial and telephone points.

### Kitchen/Breakfast Room

22'0" x 13'5"



A large family sized kitchen which is comprehensively fitted with a range of wall and floor units having contrasting work surfaces incorporating a stainless steel sink and drainer unit with mixer tap, a dual fuel Range style cooker, integrated fridge/freezer and a cupboard housing the gas central heating boiler. Further features include two UPVC double glazed windows, recessed spotlighting, tiled flooring, coving, TV aerial and telephone points, radiator and external door to the rear.

### Further Kitchen Images



### Utility Room

A useful room comprising of a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit, plumbing for both a washing machine and dishwasher, tiled flooring, radiator, extractor fan and external door to the rear garden.

### FIRST FLOOR

#### Landing

A superb galleried landing with a vaulted ceiling, velux window, recessed spotlighting and coving.



### Master Bedroom

16'9" x 12'9"



A fantastic master bedroom suite with UPVC double glazed French doors opening on to a juliet balcony, recessed spotlighting, access to the loft, TV aerial and telephone points and radiator.

### Ensuite



Fitted with a white suite comprising of a cubicle with

electric shower, wash basin and WC. Having tiled walls and floor, a velux window, recessed spotlighting, heated towel rail and extractor fan.

### Bedroom Two

13'3" x 12'7"



Generous double bedroom with UPVC double glazed french doors opening on to a juliet balcony, recessed spotlighting, TV aerial and telephone points and radiator.

### Ensuite

Fitted with a white suite comprising of a shower cubicle, wash basin and WC. Having tiled walls and floor, a velux window, recessed spotlighting, heated towel rail and extractor fan.

### Bedroom Three

12'11" x 12'9"



Double bedroom with a UPVC double glazed window, TV aerial and telephone points and radiator.

### Bedroom Four

10'7" x 10'0"

Double bedroom with a UPVC double glazed window, TV aerial and telephone points and radiator.



### Bedroom Five

10'2" x 9'3"



Further well proportioned bedroom, currently used as a home office. Having a UPVC double glazed window, TV aerial and telephone points, radiator, loft access and storage cupboard.

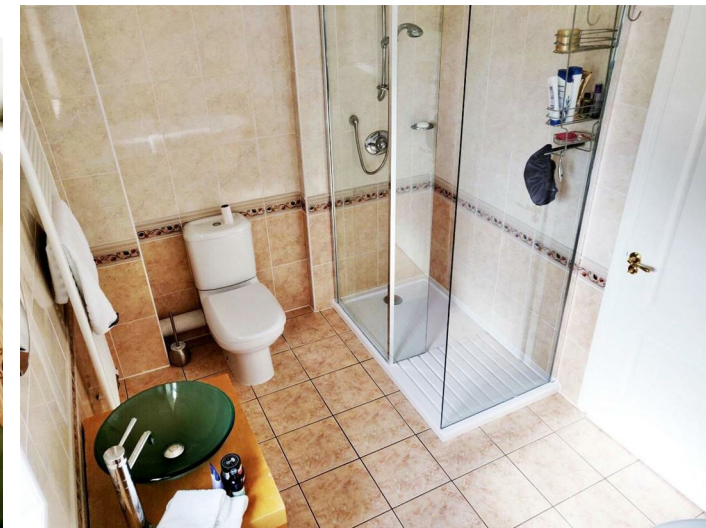
### Family Bathroom

10'11" x 7'6"

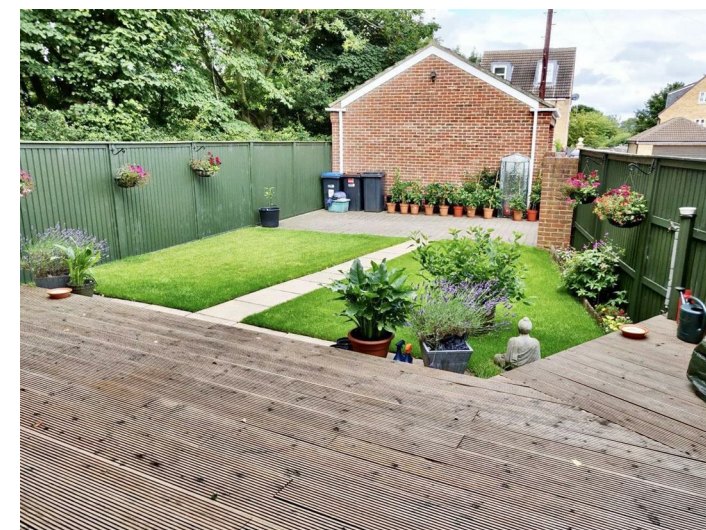


Luxurious family bathroom comprising of a freestanding rolltop bath with hand held. User shower, walk in cubicle with mains fed shower, wash basin and WC. Having fully tiled walls and flooring, recessed spotlighting, a heated towel rail and UPVC double glazed opaque window.

### Further Family Bathroom Image



### EXTERNAL



The property enjoys a corner plot with low maintenance gardens to the front, side and rear. The enclosed rear garden enjoys a good degree of privacy and has a lawn and large decked patio area, which is perfect for alfresco living and entertaining.

Double gates providing access to a block paved driveway for off street parking.

#### DOUBLE GARAGE

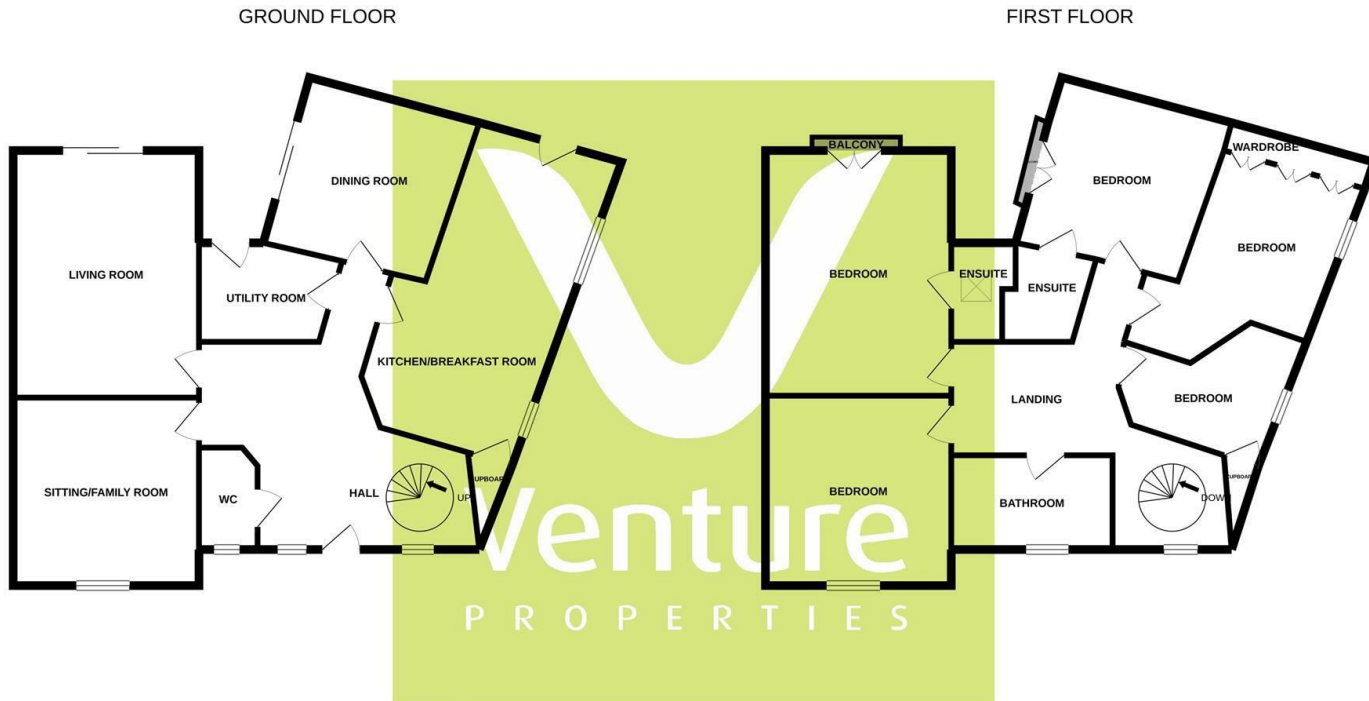


A detached double garage situated to the rear of the property with a roller door.

#### Rear View







Whilst every attempt has been made to ensure the accuracy of the floorplan 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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(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		77	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
		75	81

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