



MICHAEL HODGSON

estate agents & chartered surveyors

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DUNELM STABLES, DURHAM

£569,950

The property when completed comprises of a stunning bespoke individually designed 5 bed detached house situated on the exclusive and highly regarded Dunelm Stables development in Thornley that offers a superb location providing convenient access to Durham City Centre within around 20 minutes in addition to the A1(M), shops schools and amenities. The property will be finished to a high standard incorporating kitchens with integrated appliances, a security alarm system, CCTV, modern bathroom suites, contemporary décor, high insulation ratings, solar panels and an air source heat pump in addition to carpets being included. Internally the living space is arranged over 3 floors and briefly comprises of : Entrance Hall, Living Room, Kitchen / Breakfast Room, Sitting / Family Room, Utility, WC and to the First Floor, Landing, 3 Bedrooms, Family Bathroom and an En Suite to Bedroom1. To the Second Floor there are 2 Bedrooms and an En Suite. Externally there is a front garden area with paved pathways and to the rear is a lovely garden with paved patio area and lawn. Viewing of this superb home is highly recommended,

- | | |
|-----------------------|-------------------------------|
| Detached House | 5 Bedrooms |
| Living Room | Kitchen / Breakfast Room |
| Sitting / Family Room | Family Bathroom & 3 En Suites |
| Garage and Gardens | EPC Rating: TBC |



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Entrance Hall

The entrance hall has a herringbone style Amtico floor, two double glazed windows, recessed spot lighting, oak handrail and balustrade to the staircase with inset glass panels, storage/cloaks cupboard.

Living Room

19'9" to bay x 15'4"

The living room has a box bay window to the front elevation incorporating three double glazed windows, herringbone style Amtico floor, high level power socket.

Kitchen / Breakfast Room

16'11" x 13'6"

The kitchen has a new range of floor and wall units, quartz worktops, inset stainless steel sink and mixer tap, AEG induction hob with extractor over., AEG double oven and integrated microwave, integrated fridge, freezer and dishwasher.

There is a central island with granite worktop, storage below, breakfast bar, recessed spot lighting, double glazed window overlooking the rear garden opening to the sitting room/family room

Sitting / Family Room

24'11" x 17'1"

A fantastic space having a herringbone style Amtico floor, recessed spot lighting, bi folding door opening to the rear garden.

Utility

11'0" x 7'9"

The utility has a new range of floor and wall units, plumbed for washer, stainless steel sink and drainer with mixer tap, double glazed window, herringbone style Amtico floor, extractor.

WC

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a wall hung vanity unit, tiled floor, feature tiled wall, extractor.

First Floor

Landing, double glazed window, radiator, oak handrail and balustrade with glass insets to the staircase.

Bedroom 1

16'4" max x 15'5" max

Front facing, double glazed window, radiator, dressing area/walk in wardrobe.

En Suite

Modern white suite comprising of a low level WC, wall hung wash hand basin with mixer tap sat on. a vanity unit, freestanding bath with mixer tap and shower attachment, corner shower cubicle with rainfall style shower head and an additional shower attachment, extractor, radiator, double glazed window, tiled floor, part tiled walls.

Bedroom 4

13'8" x 12'0"

Rear facing, double glazed window, radiator.

Bedroom 5

13'8" x 12'4"

Front facing, double glazed window, radiator.

Family Bathroom

Contemporary white suite comprising of a wash hand basin with mixer tap sat on. vanity unit, low level WC, shower cubicle with rainfall style shower head and an additional shower attachment, free standing bath with mixer tap and shower attachment, double glazed window, radiator, tiled floor, part tiled walls.

Second Floor

Landing, storage cupboard.

Bedroom 2

16'10" max x 5'7" max

Velux style window, radiator, t fall roof in part.

En Suite

White suits comprising of a low level WC and wash hand basin with mixer tap, sat on a vanity unit, corner shower cubicle with rainfall style shower head and an additional shower attachment, double glazed window, tiled floor, radiator, t fall roof in part, recessed spot lighting, extractor.

Bedroom 3

15'5" max x 15'5" max

Velux style window, t fall roof in part, radiator.

En Suite

White suite comprising of a low level WC and wash hand basin with mixer tap sat on a vanity unit, double glazed window, t fall roof in part, extractor, recessed spot lighting, corner shower cubicle with rainfall style shower head and an additional shower attachment, radiator.

Externally

Externally there is a front garden area with paved pathways and to the rear is a lovely garden with paved patio area and lawn

Garage

26'6" x 14'5"

Attached garage accessed via an electric up and over garage door.

COUNCIL TAX

The Council Tax Band is TBC

TENURE

We are advised by the Vendors that the property is TBC. Any prospective purchaser should clarify this with their Solicitor

Solar Panels

There are solar panels to the rear roof covering in addition to an air source that pump.

M I C H A E L H O D G S O N

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