

KAN MOVE

Estate Agents

4 bed Detached House for sale - £299,950

Watson Park - Spennymoor



Council Tax Band: D

EPC Rating:

****WOW**** This well presented Four bedroom detached home is set within the Popular location of Durham Gate having commuting access to the A1 and within a short driving distance to Durham City. Many highly commendable features make this fine home stand out from the rest!!! Only with viewing will you appreciate what this property has to offer including the modern kitchen/Diner into Extended Garden room, Utility, Ground floor Cloaks W/C, entrance hallway, Two reception rooms, Three double bedrooms, en-suite, Fourth bedroom is currently used as the study, first floor Shower room/Bathroom. EXTERNALLY a drive to double garage, a garden that wraps around from the front, side to a large enclosed mature private rear garden. The property benefits from Solar panels which are attached to the House and Garage roof, associated with storage batteries. Car charging point.

Alarm system. VIEWING BY APPOINTMENT ONLY.

3 Bathrooms
4 Beds



SCAN FOR DETAILS

- SUPERBLY PRESENTED FOUR BEDROOM DETACHED HOUSE
- DOUBLE GARAGE WITH DRIVE
- SOLAR PANELS

- FIRST FLOOR SHOWER ROOM/BATHROOM
- MAIN BEDROOM WITH EN-SUITE
- MODERN KITCHEN/DINER INTO GARDEN ROOM

Entrance Hall

Composite entrance door, Part tiled flooring, laminate flooring

Reception Room One/Lounge 11' 0" x 10' 0" (3.35m x 3.05m)

UPVC Double glazed window to front, electric fire with modern fire surround and hearth.

Reception Room Two 11' 0" x 14' 0" (3.35m x 4.26m)

UPVC Double glazed window to front

Kitchen/Diner 21' 0" x 10' 0" (6.40m x 3.05m)

Matching grey wall, base units and drawers, 1 1/2 sink bowl unit with mixer tap, stainless steel sink unit with mixer tap, integrated fridge and freezer, dishwasher, induction Hob, electric oven and extractor hood. upvc double glazed window to the rear.

Extended Garden Room 13' 0" x 10' 0" (3.96m x 3.05m)

Velux Windows, UPVC double glazed window to the rear, UPVC patio doors out to the rear garden.

Utility Room

Wall mounted gas boiler, Grey matching wall and base unit, stainless steel sink unit with mixer tap, plumbing for washing machine, space for drier, door to out to the rear garden.

Cloaks/ W/C

Upvc double glazed window to the side, low level W/C, vanity unit wash hand basin with mixer tap.

Landing

UPVC Window to side, loft access, storage cupboard.

Bedroom One /En-suite 12' 0" x 13' 0" (3.65m x 3.96m)

UPVC double glazed window to rear, en-suite.

En-Suite

Fully tiled shower cubicle with the shower off the mains, vanity unit with wash hand basin, low level W/C, wall mounted Chrome towel heater. Upvc double glazed window to the rear.

Bedroom Two 9' 0" x 12' 0" (2.74m x 3.65m) into Wardrobes

UPVC Window to front, sliding door fitted wardrobes

Bedroom Three 10' 0" x 10' 0" (3.05m x 3.05m) including fitted sliding door wardrobes

UPVC double glazed window to the front. Fitted sliding door wardrobes

Bedroom Four/Study 8' 0" x 9' 0" (2.44m x 2.74m)

UPVC double glazed Window to the front

First floor Shower room/Bathroom.

UPVC double glazed window to the rear, double shower cubicle, double shower head with shower off the mains, wall mounted chrome heated towel rail, tiled walls, grey gloss vanity unit with wash hand basin, drawers and storage cupboards, back to wall W/C.

Garden

A large garden wraps around this superb property, from the front garden, side garden and a large mature enclosed rear garden with Summer house, Timber shed and green house. Water feature. Stone paved patio area.

Driveway to Double Garage

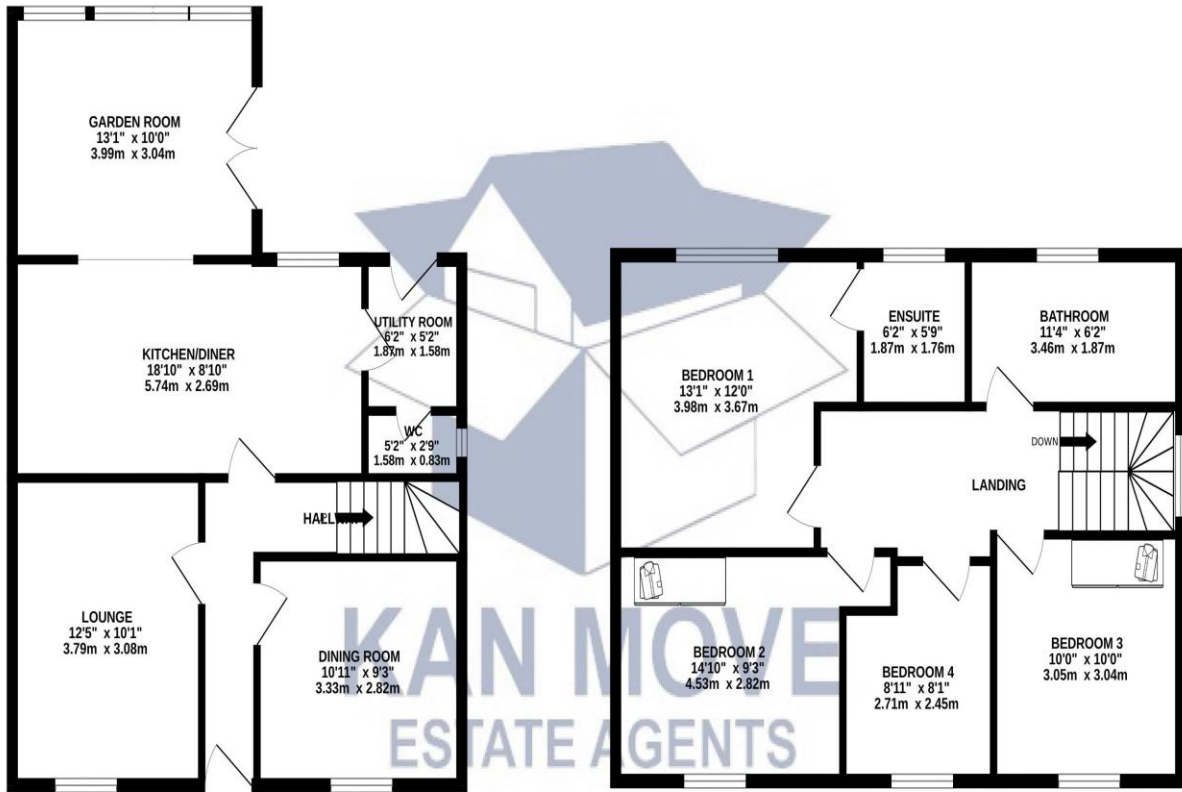
Drive to Double garage, Solar panels are attached to the rear of the garage as well as the House Roof. The garage has electric roller doors, power and light Electric Car charging points.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.

1ST FLOOR
642 sq.ft. (59.7 sq.m.) approx.



56 WATSON PARK

TOTAL FLOOR AREA: 1284 sq.ft. (119.2 sq.m.) approx.

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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KAN MOVE
Estate Agents

Kan Move Limited - Company no. 11972803
38 High Street, Spennymoor, Co. Durham, DL16 6DB
01388417270
info@kanmove.com
kanmove.com