



Orchard Drive

Durham DH1 1LA

Offers In The Region Of £499,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Orchard Drive

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- Desirable city location
- EPC RATING - C
- Walking distance to all city amenities

- Lovely elevated views to the rear
- Flexible layout with lots of potential
- Potential to create an independent annexe

- One of a kind
- Spacious accommodation over three floors
- Four bedrooms

Nestled in the sought after location of Orchard Drive, Durham City, this impressive semi-detached house offers a perfect blend of space, comfort, and convenience. Enjoying an elevated position with open views to the rear, it offers generous and flexible accommodation spread over three floors. The property boasts four/five double bedrooms and three modern bathrooms. There would also be the opportunity to create an independent annexe, perfect for teenagers, grandparents or rental.

Upon entering the large hallway, you are greeted by two generously proportioned reception rooms, providing versatile areas for relaxation and entertainment. The living room leads on to a terrace with a woodland setting and open views, perfect for outdoor living and entertaining. To the lower ground floor is the master bedroom with ensuite bathroom, two further double bedrooms, a stylish family bathroom and a useful laundry room which has access to a sauna. A spiral staircase leads down from the landing to the garden level where there is an extensive reception room with access to the garden, a further double bedroom with built in storage and ensuite shower room. This floor could be self contained, providing a teenager or granny annexe, as well as the option of renting the space independently. Externally there are mature gardens to three sides that enjoy a good degree of privacy, a driveway and garage.

The property is situated in a desirable location, close to all of the city centre amenities, as well as lovely walls along the nearby River Wear. Viewing is highly recommended for full appreciation.

GROUND FLOOR

Entrance Hall

Large, bright and airy hallway entered via UPVC double glazed door. Having a UPVC double glazed picture window to the front and two radiators. Having glazed sliding doors to the living room.

Living Room

21'2" x 18'4" max (6.47 x 5.59 max)

Spacious reception room with a UPVC double glazed picture window to the rear and french doors opening on to the rear terrace. Having a feature fireplace housing a gas fire, coving, two radiators and storage cupboard.

Terrace

Accessed from the looking this large terrace enjoys superb elevated views. With woodland to the side it is the perfect spot for outdoor living and entertaining.

Kitchen

16'4" x 13'7" max (4.98 x 4.15 max)

Fitted with a comprehensive range of units having contrasting worktops incorporating a ceramic sink with mixer tap, a range cooker with stainless steel extractor over, an integrated dishwasher and fridge/freezer space. Further features include UPVC double glazed windows to the rear and side, tiled splashbacks and flooring, radiator and door to the garage.

Open Plan Dining and Family Room

16'4" x 16'1" (4.99 x 4.91)

Open to the kitchen, this dining and family room is a lovely space for everyday living and entertaining. With two UPVC double glazed windows to the front and two radiators.

LOWER GROUND FLOOR

Landing

Having a radiator and a spiral staircase leading down to the garden level.

Bedroom One

13'10" x 11'5" (4.22 x 3.48)

Generous double bedroom with a UPVC double glazed window to the rear and radiator.

Ensuite

9'10" x 6'2" (3.02 x 1.88)

Comprising of a panelled bath with mains fed shower over, pedestal wash basin, WC, tiled splashbacks and flooring, recessed spotlighting and a heated towel rail.

Bedroom Two

16'4" x 13'9" (4.99 x 4.21)

Large double bedroom with a UPVC double glazed window to the side, door to the garden and radiator.

Bedroom Three

14'0" x 8'0" (4.27 x 2.45)

Double bedroom with a UPVC double glazed window to the rear and radiator.

Family Bathroom

14'1" x 6'5" (4.30 x 1.98)

Stylish family bathroom comprising of a freestanding bath, cubicle with mains fed

shower, pedestal wash basin, WC, tiled flooring and splashbacks, recessed spotlighting, extractor fan, heated towel rail and UPVC double glazed opaque window to the rear.

Laundry Room and Sauna

15'9" x 6'1" (4.81 x 1.87)

Having fitted storage, plumbing for a washing machine and access to a traditional swedish style sauna.

GARDEN LEVEL

Reception Room/Bedroom/Annexe

24'8" x 12'4" (7.54 x 3.76)

A large living space which can be used to suit the needs of any buyer. Ideal as a further reception room or as a teenager/granny annexe. As the room has access to the rear garden, it may also be able to convert this floor in to a self-contained living space which could be rented separately, subject to any necessary permissions.

Bedroom Five

13'5" x 8'8" ext to 13'2" (4.11 x 2.65 ext to 4.02)

Double bedroom with a UPVC double glazed window to the side, radiator and large wall-in wardrobe/storage.

Ensuite

6'8" x 4'3" (2.05 x 1.32)

Modern refitted ensuite comprising of a cubicle with mains fed shower, pedestal wash basin, WC, tiled splashbacks and flooring, recessed spotlighting, heated towel rail, extractor fan and UPVC double glazed opaque window to the side.

EXTERNAL

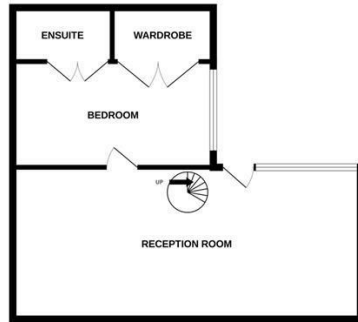
There are mature, well kept gardens to the three sides including a lawn area to the front with hedged borders giving privacy, driveway for off street parking leading to the garage and access to the garden at the side of the house. The rear garden enjoys a good degree of privacy and has been designed for easy maintenance to include a lawned area and various patio areas.

Garage

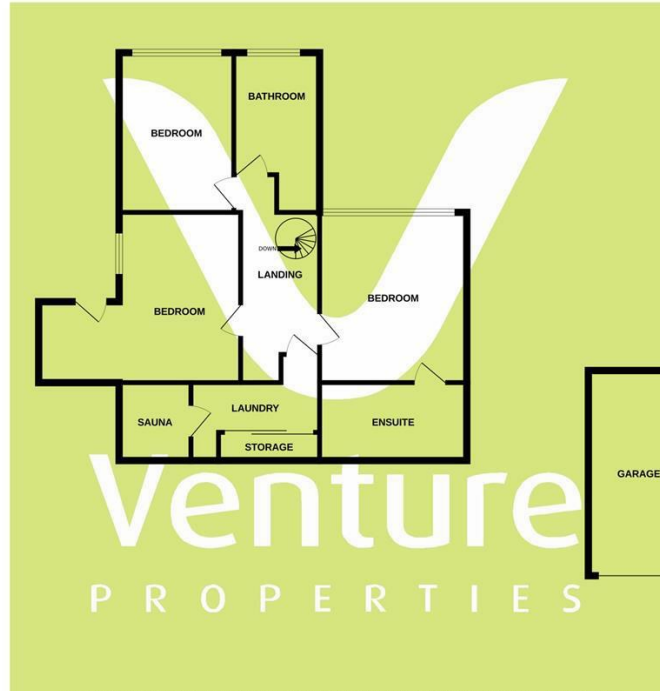
Attached single garage with electric roller door.

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GARDEN LEVEL



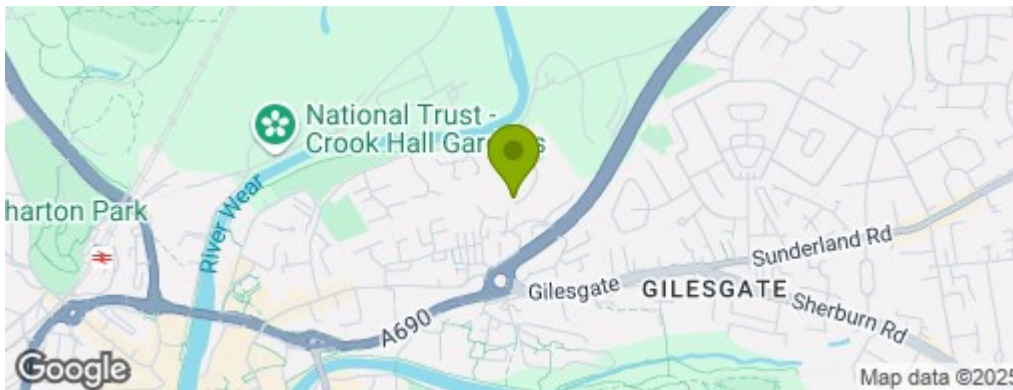
LOWER GROUND FLOOR



GROUND FLOOR



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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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 80 Mbps.

Mobile Signal/coverage: Limited with all providers. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: E Annual price: £3118 (Maximum 2025)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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