



**Ashbourne Drive**

Durham DH6 4SW

Offers Over £259,500





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.



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.

# Ashbourne Drive

Durham DH6 4SW

- No chain involved
- EPC RATING - C
- Solar panels

Venture Properties are delighted to offer the opportunity to purchase with no onward chain, this detached house with three double bedrooms, situated in a sought after location.

Having a floor plan comprises of an entrance hall with WC, open plan living and dining room leading to a conservatory. There is also a large kitchen and breakfast room which is perfect for modern living. To the first floor there are three double bedrooms, two of which have built in storage, sharing the family bathroom. The master bedroom has its own ensuite shower room. Externally there are front and rear gardens, a double driveway for off street parking and integral garage.

Ashbourne Drive lies within walking distance to all village amenities including shops, schools and doctors surgery. Coxhoe has excellent road and public transport links to Durham City, the A1(M) and A177 for access across the region.

## GROUND FLOOR

### Hall

Entered via composite double glazed door. With stairs leading to the first floor and radiator.

### WC

Comprising of a WC, hand wash basin, radiator, extractor and UPVC double glazed opaque window to the front.

### Living Room

14'0" x 12'10" (4.29 x 3.93)

Spacious reception room with a UPVC double glazed bay window to the front, feature fireplace housing a gas fire and two radiators.

### Dining Room

9'3" x 8'2" (2.82 x 2.49)

Open plan to the living room with patio doors to the conservatory and a radiator.

### Conservatory

Having UPVC double glazed windows, laminate flooring and UPVC double glazed french doors opening to the rear garden.

- Sought after location
- Large kitchen and breakfast room
- Master bedroom with ensuite



x 3



x 2



x 3

- Three double bedrooms
- Open plan living and dining room
- Good road links for commuting

### Open Plan Kitchen and Breakfast Room

17'6" x 9'3" (5.35 x 2.84)

A large open plan kitchen and breakfast room which is perfect for modern family living. Having two UPVC double glazed windows to the rear, an internal door to the garage and composite external door to the side.

The kitchen is fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over and plumbing for a dish washer. There is also a utility area with plumbing for a washing machine and tumble dryer space.

### FIRST FLOOR

#### Landing

With a storage cupboard.

#### Bedroom One

14'0" x 9'8" (4.27 x 2.96)

Large double bedroom with two UPVC double glazed windows to the front, a built in wardrobe, along with two built in cupboards and radiator.

#### Ensuite

7'0" x 4'4" (2.15 x 1.33)

Comprising of a cubicle with mains fed shower, pedestal wash basin, WC, tiled splashbacks, extractor fan, radiator and UPVC double glazed opaque window to the side.

#### Bedroom Two

9'9" x 9'9" (2.98 x 2.98)

Double bedroom with a UPVC double glazed window to the rear, loft access, a built in wardrobe and radiator.

#### Bedroom Three

11'10" x 8'8" (3.62 x 2.65)

Generous double bedroom with UPVC double glazed windows to the front and rear, two radiators and loft access.

### Bathroom/WC

6'1" x 6'1" (1.86 x 1.86)

Fitted with a panelled bath with electric shower over, pedestal wash basin, WC, tiled splashbacks, radiator, extractor and UPVC double glazed opaque window to the rear.

### EXTERNAL

To the front of the property there is a lawned garden and a double width driveway for off street parking, whilst to the rear is an enclosed lawned garden.

### Garage

Integral single garage with electric door.

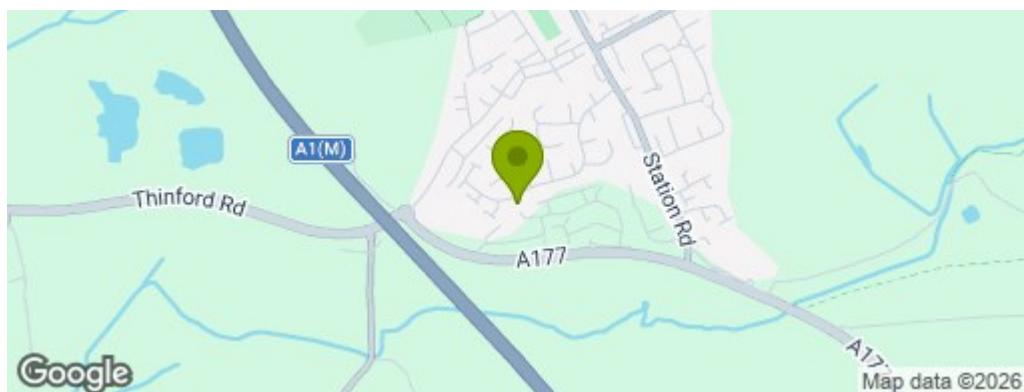
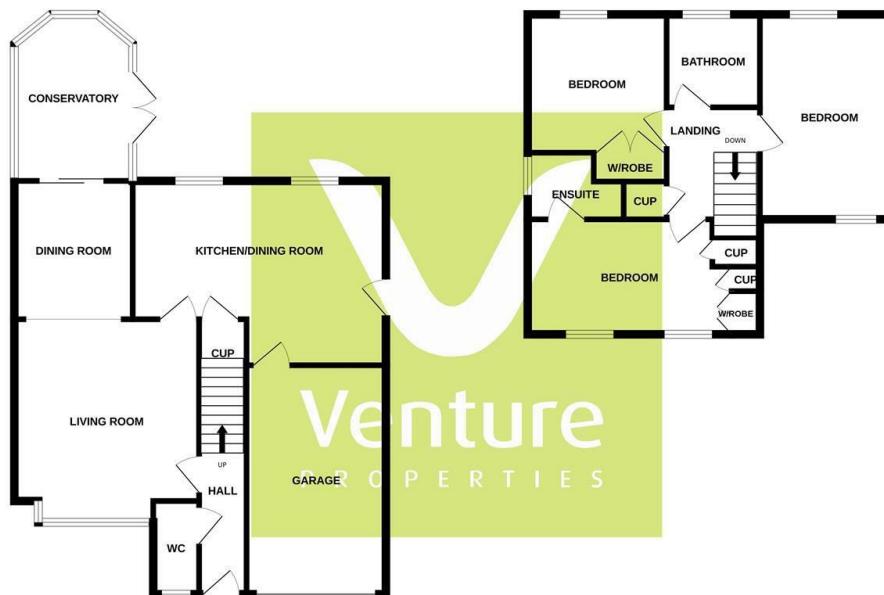
### Solar Panel Information

Solar Panels - 4kW Solar PV on the south facing roof. Owned outright with a feed in tariff until 2034. Generation tariff 14.9p/kWh, export tariff 4.77p/kWh.

The solar panels on the house generate on average £755 per year in export tariffs, in addition to producing free electricity during daylight hours which significantly reduces electricity bills.

GROUND FLOOR

FIRST FLOOR



## Property Information

Tenure: Freehold  
 Gas and Electricity: Mains  
 Sewerage and water: Mains  
 Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.  
 Mobile Signal/coverage: We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: D Annual price: £2551 (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

0191 3729797

1 Whitfield House, Durham, County Durham, DH7 8XL  
 durham@venturepropertiesuk.com