



Brockwell Court

Brandon DH7 8QX

Offers In The Region Of £169,950





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.



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.

Brockwell Court

Brandon DH7 8QX



- Deceptively spacious accommodation
- EPC Rating - C
- Ample driveway parking

- Three good sized bedrooms
- Master bedroom with ensuite
- Close to all local amenities

- Modern open plan kitchen and dining room
- Double garage
- Less than 4 miles from Durham City

This superb three bedroom townhouse is situated within 10 minutes of Durham City centre, offering surprisingly spacious living accommodation including three well proportioned bedrooms and a double garage.

The generous floor plan comprises of an entrance hallway with cloakroom/WC leading in to the open plan kitchen and dining room which is perfect for modern living and entertaining and a well presented living room with two sets of french doors opening in to the rear garden. To the first floor the master bedroom has two UPVC double glazed windows overlooking the rear garden and an en-suite shower room. There is also a further double bedroom and well proportioned third bedroom both sharing the contemporary family bathroom. Externally there is a lawned garden to the front, an enclosed rear garden, ample driveway parking and a double garage.

Brockwell Court is located within a very short walk to a local supermarket, primary school, nursery, library and dentist as well as having excellent road and public transport links in to Durham City which is only 4 miles distant.

Viewing is essential for full appreciation.

GROUND FLOOR

Hall

Having tiled flooring and recessed spotlighting.

Cloakroom/WC

Fitted with a white low level WC and hand wash basin. Having tiled splashbacks, extractor and radiator.

Open Plan Kitchen and Dining Room

15'1" x 14'10" (4.62 x 4.53)

Perfect for modern living and entertaining the kitchen is fitted with a comprehensive range of base and wall units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a range cooker with stainless steel extractor over, an integrated microwave, fridge/freezer space and plumbing for a washing machine. Further features include a UPVC double glazed window to the front, tiled splashbacks and flooring, two radiators, recessed spotlighting and stairs leading to the first floor. Also having a cupboard housing the combi gas central heating boiler.

Living Room

15'1" x 12'7" (4.62 x 3.86)

A superb reception room with two sets of UPVC double glazed french doors opening into the rear garden, a feature fireplace housing an electric fire, two radiators, laminate flooring and a useful storage cupboard.

FIRST FLOOR

Landing

Having access to the loft, storage cupboard and radiator.

Bedroom One

12'0" x 11'5" (3.66 x 3.48)

A generous double bedroom located to the rear of the property with two UPVC double glazed windows and radiator.

Ensuite

Fitted with a white suite comprising of a shower cubicle with electric shower, pedestal hand wash basin and low level WC.

Having an extractor fan, radiator and UPVC double glazed opaque window to the rear.

Bedroom Two

12'11" maximum x 8'2" (3.94 maximum x 2.49)

Another good sized double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Three

9'3" x 6'11" (2.84 x 2.13)

A further well proportioned bedroom with a UPVC double glazed window to the front and radiator.

Family Bathroom/WC

A modern bathroom fitted with a white suite comprising of a P-shaped bath, pedestal hand wash basin and low level WC. Having attractive part tiled walls, an extractor fan, radiator and UPVC double glazed opaque window to the side.

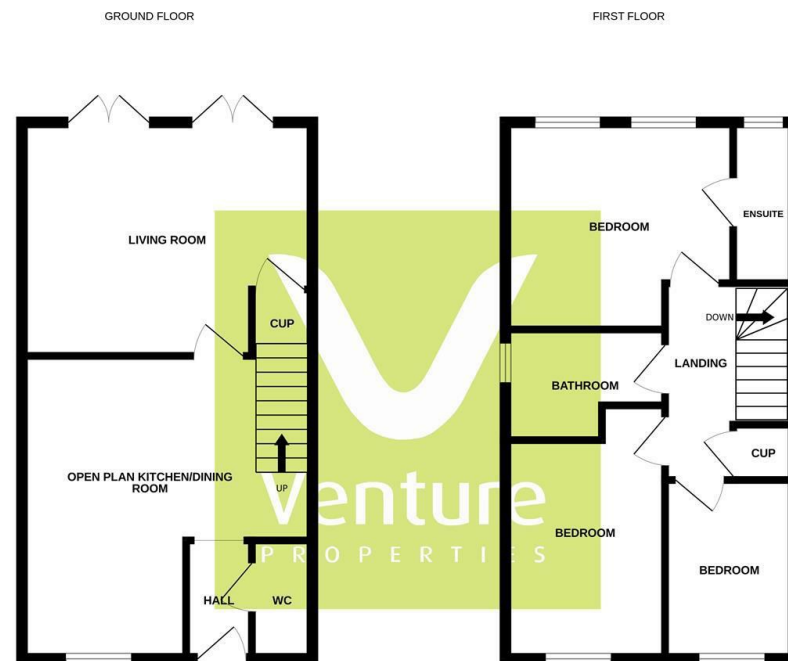
EXTERNAL

To the front of the property is a lawned garden, ample driveway and attached double garage.

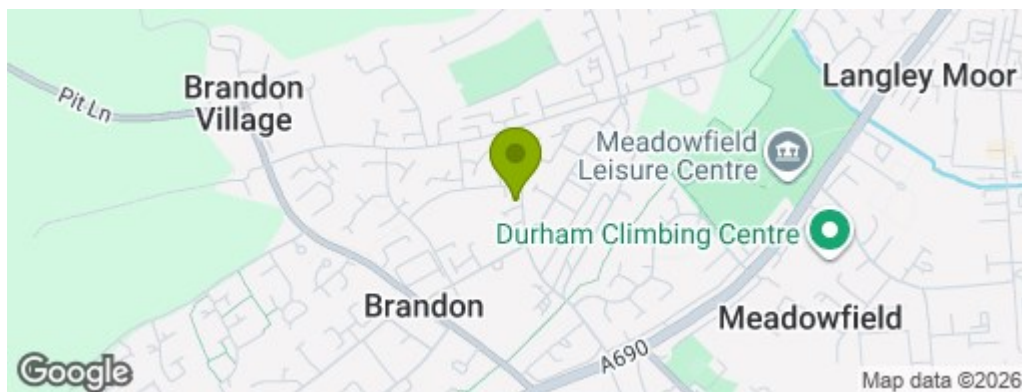
To the rear is a fence enclosed lawned garden with patio area and access gate.

GARAGE

Attached double garage with two up and over doors.



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.
Made with Metreplan ©2020



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: B Annual price: £1984 (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