



## Cavendish Court

Brandon DH7 8UW

Offers In The Region Of £230,000





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 firm's 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Cavendish Court

Brandon DH7 8UW



- Extended and much improved - Must be viewed for full appreciation
- EPC RATING - TBC
- Landscaped garden with hot tub

- Four well proportioned bedrooms
- Large open plan kitchen and dining room
- Garage for 2/3 vehicles

- Impressive master bedroom suite
- Two spacious reception rooms
- Popular cul de sac location

An internal inspection is essential to fully appreciate this superb home which has been greatly extended and offers a flexible layout which would be perfect for family buyers. The property occupies a cul de sac location on this popular estate within the village of Brandon, close to local countryside and approximately four miles from Durham City centre.

The hugely impressive floor plan comprises of a welcoming entrance porch, a large open plan kitchen and dining room with a full range of integrated appliances, a family room with built in storage and useful ground floor WC and a spacious living room with media wall. To the first floor, the generous master bedroom brings a hotel suite feel with a luxurious open ensuite including a freestanding bath. There are three further well proportioned bedrooms and a modern shower room/WC. Externally is equally impressive with a three/four vehicle tandem garage and an enclosed, landscaped garden with hot tub and access to a useful utility space.

Cavendish Court is a popular residential development on the outskirts of Brandon, where there are a wide range of local shops and amenities. It is also well placed for commuting purposes as it has easy access to the A690.

## GROUND FLOOR

### Entrance Porch

8'11" x 3'10" (2.72 x 1.17)

Welcoming porch entered via composite door. Having a storage cupboard, tiled flooring, recessed spotlighting and UPVC double glazed window to the front.

### Open Plan Kitchen and Dining Room

14'11" x 14'2" (4.55 x 4.32)

An impressive open plan kitchen and dining room which is perfect for modern living and entertaining.

Fitted with a range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in stainless steel oven hob with extractor over, as well as two integrated fridges, a freezer, dishwasher, washing machine and microwave. Further features include recessed spotlights, laminate flooring, a space heater, stairs leading to the first floor and UPVC double glazed window to the front.

### Family Room

13'1" x 11'6" (4.00 x 3.52)

A flexible space that can be used to suit the needs of any new buyer. Having a window to the side, lots of built in storage, wood laminate flooring and a wall panel radiator.

### WC

6'3" x 2'7" (1.93 x 0.81)

Comprising of a low level WC with inset wash basin.

### Living Room

13'3" x 12'0" (4.05 x 3.68)

An excellent addition to the property with bi-fold doors opening to the rear garden, a media wall with inset fireplace, wood laminate flooring and a wall panel radiator.

## FIRST FLOOR

### Landing

### Master Bedroom with Ensuite

24'1" x 7'8" (7.36 x 2.36)

An impressive master bedroom suite which has a UPVC double glazed window to the rear, a feature circular window to the front and wall panel radiator. There is an open plan ensuite with a contemporary freestanding bath, a hand wash basin set to a vanity unit and WC.

### Bedroom Two

11'0" x 9'8" (3.36 x 2.96)

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

### Bedroom Three

11'0" x 8'4" (3.37 x 2.55)

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

### Bedroom Four

8'1" x 6'3" (2.48 x 1.92)

Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

### Bathroom/WC

8'0" x 4'11" (2.45 x 1.50)

Modern refitted shower room comprising of a cubicle with mains fed rainfall shower, a WC with hand wash basin, heated towel rail, recessed spotlighting and UPVC double glazed opaque window to the front.

## EXTERNAL

To the front of the property is a driveway for off street parking that accesses the garage, whilst to the rear is an enclosed, landscaped garden with hot tub, which has been designed for easy maintenance.

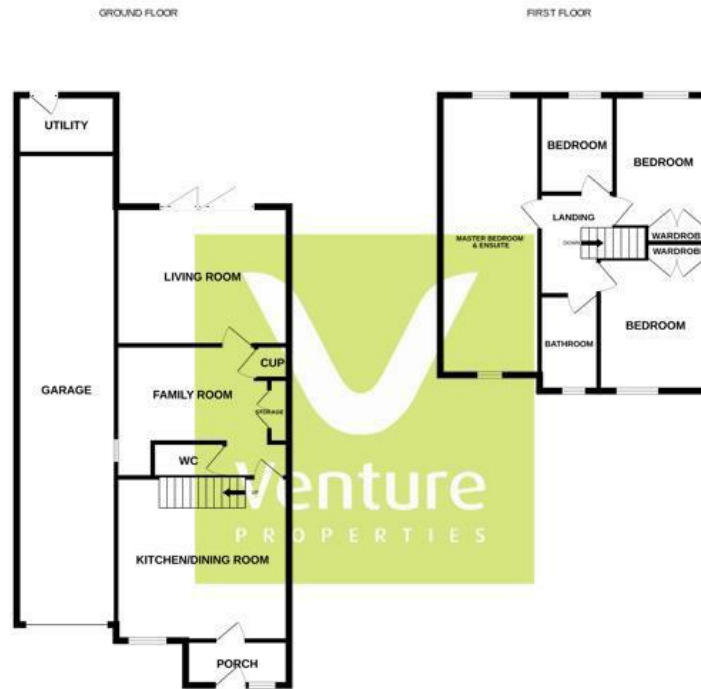
### Garage

4'11" x 8'6" (12.54 x 2.60)

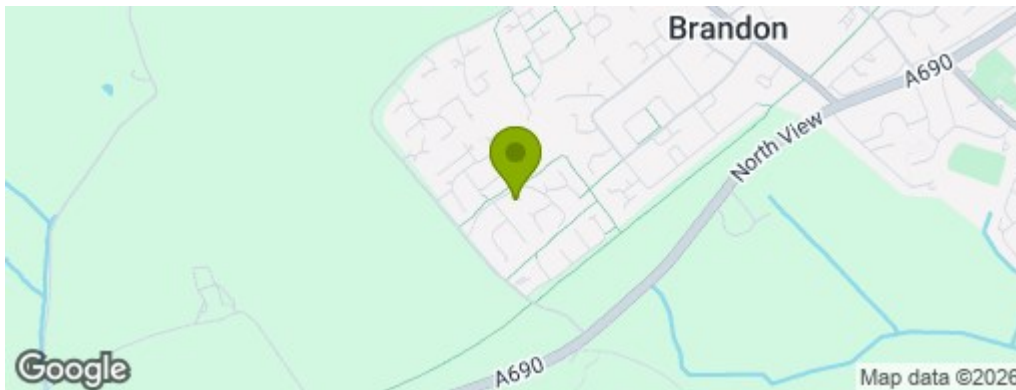
With space for three/four vehicles, an electric roller door, power and lighting.

### Utility

Accessed via the rear garden with spaces for a washing machine, tumble dryer and fridge/freezer.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors, omission or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The various agencies and agencies shown here are not intended and no guarantee as to their capability or efficiency can be given. Mark and telephone 02030



## Property Information

**0191 3729797**

1 Whitfield House, Durham, County Durham, DH7 8XL  
[durham@venturepropertiesuk.com](mailto:durham@venturepropertiesuk.com)