



Witton Villas

Durham DH7 6NY

Offers In The Region Of £260,000





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Witton Villas

Durham DH7 6NY



- Remodelled and much improved
- EPC RATING - C
- Option to create an additional ensuite

- Beautifully presented
- Four well proportioned bedrooms
- Open plan living and dining room

- Contemporary kitchen with island unit
- Luxurious refitted bathroom and ensuite
- Utility room and ground floor WC

Venture Properties are delighted to offer for sale this much improved and remodelled four bedroom family home, enjoying a tucked away location within the village of Sacriston, yet still being close to local amenities and with easy access to Durham City and Chester-le-Street.

The spacious and beautifully presented accommodation offers many notable features including a fantastic contemporary kitchen with island, large open plan living and dining room with access to the rear garden and a useful utility room and ground floor WC. To the first floor there are four well proportioned bedrooms, a stylish ensuite shower room to the master bedroom and luxurious refitted family bathroom. There is the option to reinstate a second jack and jill ensuite bathroom that is currently being used for storage. Externally there is an integrated garage and double driveway providing off street parking, whilst to the rear is an enclosed, low maintenance garden that enjoys a god degree of privacy as it is not directly overlooked.

Sacriston has a wide range of local shopping and recreational facilities, as well as both primary and secondary schools. There are excellent transport links and access to the A167, providing access to major towns and cities in the north and south.

Viewing comes highly recommended for full appreciation.

GROUND FLOOR

Entrance Hall

Welcoming entrance hallway with bespoke oak and glass staircase to the first floor, an understairs cupboard, radiator and internal door to the garage.

Kitchen

15'5" x 10'4" (4.72 x 3.17)

Remodelled and refitted with a comprehensive range of contemporary gloss units and an island unit with breakfast bar incorporating a sink and drainer unit with mixer tap, two built in ovens, a combination induction and gas hob with extractor over, an integrated dishwasher and wine cooler, as well as space for american style fridge/freezer. Further features include two UPVC double glazed windows to the front, tiled splashbacks and a wall panel radiator.

Living Room

14'7" x 13'8" (4.45 x 4.19)

A spacious reception room with UPVC double glazed french doors opening to the rear garden, a modern glass fireplace, radiator and folding double doors opening to the dining room. The doors can be left open creating a large reception space which is perfect for family living and entertaining or closed during winter months to create a more cosy atmosphere.

Dining Room

10'11" x 10'2" (3.33 x 3.12)

Having a UPVC double glazed door and window to the rear garden and a wall panel radiator.

Utility Room and WC

8'2" x 4'6" (2.50 x 1.38)

An excellent addition to the property, fitted with co-ordinating units to the kitchen having plumbing for a washing machine and tumble dryer space. There is also a useful ground floor WC and hand wash basin set to a vanity unit with radiator and extractor fan.

FIRST FLOOR

Landing

With an oak and glass balustrade, storage cupboard, radiator and access to the loft.

Bedroom One

13'5" x 12'3" (4.10 x 3.74)

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

Ensuite

6'7" x 5'3" (2.02 x 1.62)

Stylish refitted ensuite comprising of a cubicle with mains fed rainfall shower, a hand wash basin set to a vanity unit and WC. Having a heated towel rail, extractor fan and UPVC double glazed opaque window to the side.

Bedroom Two

11'5" x 9'4" (3.49 x 2.86)

Double bedroom with two UPVC double glazed windows to the rear, built in storage cupboard and radiator.

Bedroom Three

13'6" x 8'11" (4.12 x 2.72)

Double bedroom with two UPVC double glazed windows to the front, fitted wardrobes and radiator.

Jack and Jill Storage/Ensuite

5'5" x 4'11" (1.66 x 1.50)

Having jack and jill doors to bedroom three and four. Currently used for storage but plumbing remains in place for a shower, wash basin and WC.

Bedroom Four

9'0" x 8'1" (2.75 x 2.48)

Further well proportioned bedroom with two UPVC double glazed windows to the rear and radiator.

Family Bathroom

7'8" x 6'10" (2.34 x 2.10)

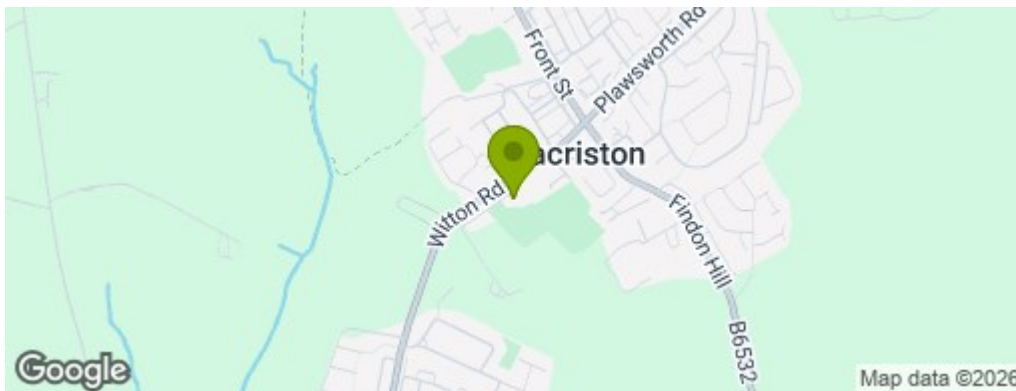
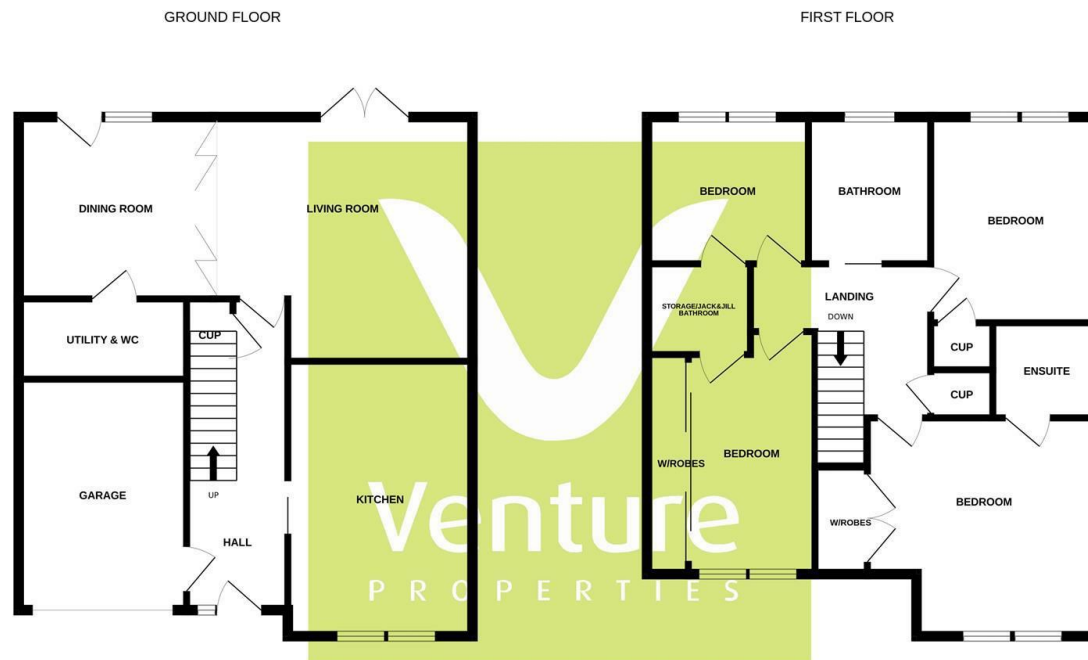
A luxurious refitted bathroom comprising of a bath with rainfall shower over, a hand wash basin set to a vanity unit and WC. Having attractive tiling, a heated towel rail, shaving point, extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL

To the front of the property is a block paved double driveway for off street parking, whilst to the rear is a lovely, low maintenance garden which is not directly overlooked.

Garage

An integral single garage having a roller door and internal door to the hallway. Also housing the gas central heating boiler.



Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Check via OFCOM website.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2,622 (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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