

Kingfisher Close

Esh Winning DH7 9AN

Offers In The Region Of £295,000

Venture PROPERTIES









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Kingfisher Close

Esh Winning DH7 9AN



- Very spacious family home
- EPC Rating - C
- Impressive hallway and galleried landing
- Four generous double bedrooms
- Two large reception rooms
- Enclosed gardens
- Individually designed
- Contemporary kitchen with space for a table
- Popular village location

This attractive, one of a kind home, offers fantastic living accommodation throughout with large rooms and four double bedrooms making it perfect for family buyers. The property forms part of a small development of individual homes on the outskirts of the village.

The impressive living accommodation comprises of a welcoming hallway with return staircase leading to the first floor, generous living room which has french doors opening in to the rear garden and access to the dining room. The kitchen is comprehensively fitted and has a range of integrated appliances. There is access to a cloakroom/WC and garage. To the first floor the substantial master bedroom has an ensuite shower room. There are three further double bedrooms sharing the family bathroom. Externally there are enclosed gardens to the front and rear, a driveway for off street parking and garage.

Esh Winning offers a range of local village amenities including a primary school, it is within a 15 minute drive to Durham City and has access to beautiful surrounding countryside.

GROUND FLOOR

Hall
A large and welcoming hallway with UPVC double glazed entrance door, return stairs leading to the first floor, recessed spotlights and radiator.

Living Room
29'0" x 12'0" (8.84 x 3.66)
Spacious reception room with two UPVC double glazed windows to the front, UPVC glazed french doors leading to the rear garden, wood flooring and two radiators.

Dining Room
12'5" x 9'3" (3.81 x 2.84)
Having a UPVC double glazed window to the rear, wood flooring and radiator.

Kitchen/Breakfast Room
20'2" x 9'3" (6.17 x 2.84)
Fitted with a comprehensive range of white gloss units having granite worktops incorporating a sink and drainer unit with mixer tap, a built in stainless steel oven and gas hob with extractor over, an integrated fridge, freezer and dishwasher, along with plumbing for a washing machine. Further features include UPVC double glazed windows to the front and side, an external door to the side, recessed spotlights, laminate flooring and radiator.

Rear Lobby
With a door leading to the garage and the WC

WC
5'1" x 3'4" (1.55 x 1.04)
Comprising of a level WC, pedestal hand wash basin, tiled splashbacks, laminate flooring, extractor and radiator.

FIRST FLOOR

Landing
A galleried landing with radiator and access to the loft.

Bedroom One
18'4" x 12'7" (5.59 x 3.84)
Generous double bedroom with UPVC double glazed windows to the rear and side and a radiator.

Ensuite
8'10" x 4'8" (2.70 x 1.44)
Fitted with a double cubicle having an electric shower, wash hand basin to vanity unit, low level WC, tiled splashbacks, tiled flooring, recessed spotlights, radiator and UPVC double glazed opaque window to the side.

Bedroom Two
14'2" x 10'4" (4.32 x 3.15)
Spacious double bedroom with a UPVC double glazed window to the rear and radiator.

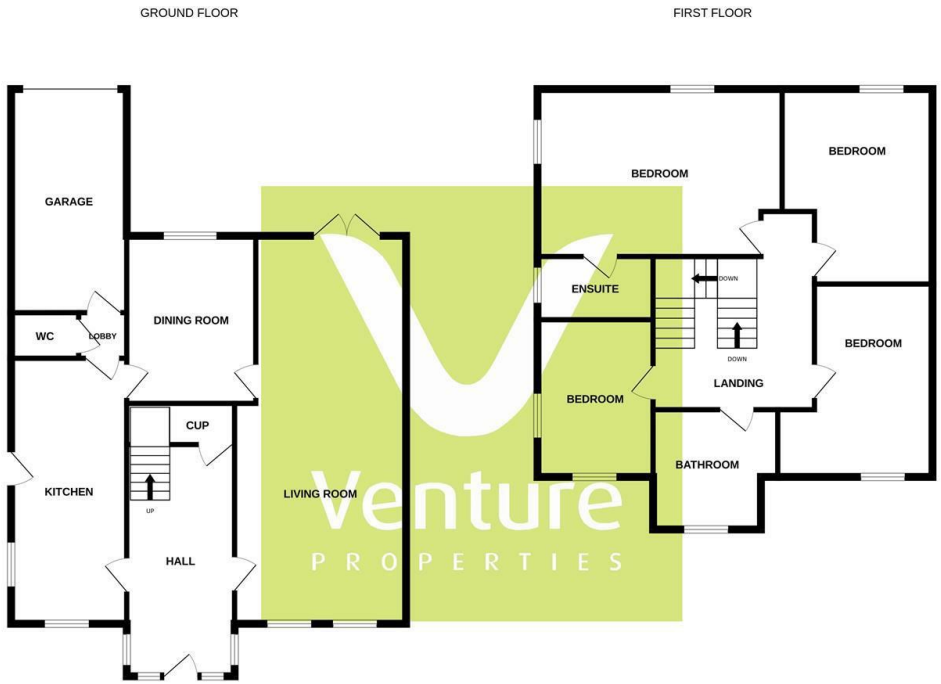
Bedroom Three
14'4" x 8'5" min (4.39 x 2.59 min)
Double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Four
11'1" x 8'11" (3.38 x 2.72)
Further well proportioned double bedroom having UPVC double glazed windows to the front and side and a radiator.

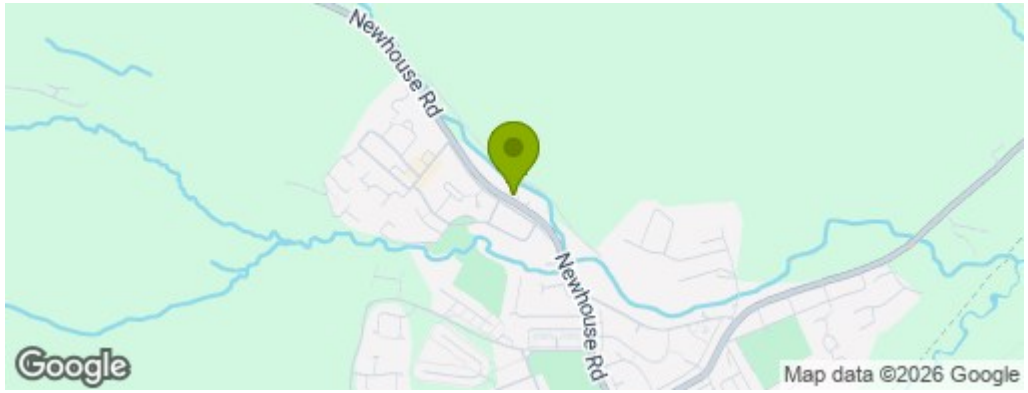
Bathroom/WC
8'11" x 8'8" (2.72 x 2.65)
Fitted with a free standing bath with hand held mixer shower, cubicle with mains fed shower, low level WC and wash hand basin to vanity unit, tiled flooring and splashbacks, recessed spotlights, heated towel rail and UPVC double glazed opaque window to the front.

EXTERNAL
There are enclosed gardens to the front and rear of the property, along with a driveway for off street parking. The rear garden is designed for easy maintenance and has an artificial lawn and patio area.

Garage
17'3" x 8'9" (5.26 x 2.69)
Having an up and over garage door, power and lighting and wall mounted combi gas central heating boiler.



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: Check via OFCOM website. Mobile Signal/coverage: We recommend contacting your service provider for further information. Council Tax: Durham County Council, Band: E Annual price: £3118 (Maximum 2026) 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 The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Durham) Limited cannot accept liability for any information provided.

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