


# Front Street

Witton Gilbert DH7 6SY

## Offers In The Region Of £344,950

Venture
PROPERTIES









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# Front Street

## Witton Gilbert DH7 6SY




- Unique detached property
- EPC RATING - C
- Flexible layout suitable to a range of buyers
- A superb home with many lovely features
- Three generous double bedrooms
- Sought after village location
- Very spacious and well presented accommodation
- All with stylish ensuite bathrooms
- Less than 4 miles from Durham City

NO ONWARD CHAIN!

Venture Properties are delighted to offer a rare opportunity to purchase this unique detached home, which was converted by the current owners from the original village Co-op store. The property is situated in the much sought after village of Witton Gilbert, less than 4 miles from Durham City centre.

The Old Co-op would be ideal for a range of buyers with flexible living space arranged over two floors. The impressive floor plan comprises of an entrance porch opening to the hallway with cloakroom/WC, a fantastic open plan kitchen and dining room, large living room and useful utility room. The master bedroom with dressing room and ensuite bathroom is also located to the ground floor. The first floor landing leads to two further generous double bedrooms each with an ensuite bathroom and walk-in wardrobe. Externally there are low maintenance gardens surrounding the property with a raised decked terrace which can be accessed from the living room and dining area, as well as off street parking to each side.

Viewing is highly recommended for full appreciation.

## GROUND FLOOR

### Entrance Porch
Entered via double doors. With UPVC double glazed windows and an internal door to the hall.

### Hall
Welcoming hallway with staircase leading to the first floor, radiator and understairs cupboard.

### Cloakroom/WC
Comprising of a low level WC, pedestal wash basin, part tiled walls, heated towel rail, storage cupboard, wall mounted combi gas central heating boiler and UPVC double glazed opaque window.

### Living Room
20'0" x 17'6" (6.11 x 5.35)
A very spacious reception room with UPVC double glazed french doors opening to a raised decked patio area, a further UPVC double glazed window to the rear, two radiators and a feature fireplace housing a stove.

### Open Plan Kitchen and Dining Room
21'10" x 13'1" (6.67 x 3.99)
An impressive open plan kitchen and dining room which is perfect for family living and entertaining.

The kitchen is fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in double oven and hob with extractor over and an integrated fridge. Further features include a breakfast bar, a UPVC double glazed window and radiator. The dining area has bi-fold doors to the patio area and radiator.

### Utility Room
7'9" x 4'11" (2.37 x 1.50)
Comprising of floor units with contrasting worktops incorporating a stainless steel sink unit with mixer tap, plumbing for a washing machine, a fridge/freezer space and laminate flooring.

### Bedroom One
16'8" x 12'1" (5.09 x 3.69)
Generous double bedroom with three UPVC double glazed windows and two radiators.

### Dressing Room
7'8" x 7'6" (2.34 x 2.29)
Having a range of fitted storage and hanging space, a radiator and UPVC double glazed window.

### Ensuite
8'4" x 7'6" (2.56 x 2.29)
Fitted with a modern white suite comprising of a bath, cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks, an extractor fan and UPVC double glazed opaque window.

## FIRST FLOOR

### Landing
Having a velux skylight and three large storage cupboards.

### Bedroom Two
16'7" x 9'10" ext to 12'3" (5.06 x 3.01 ext to 3.74)
Generous double bedroom with a UPVC double glazed window, a window seat, exposed beams, an eaves storage cupboard and radiator.

Walk-in wardrobe - 2.03m x 1.56m With lighting, hanging and storage space.

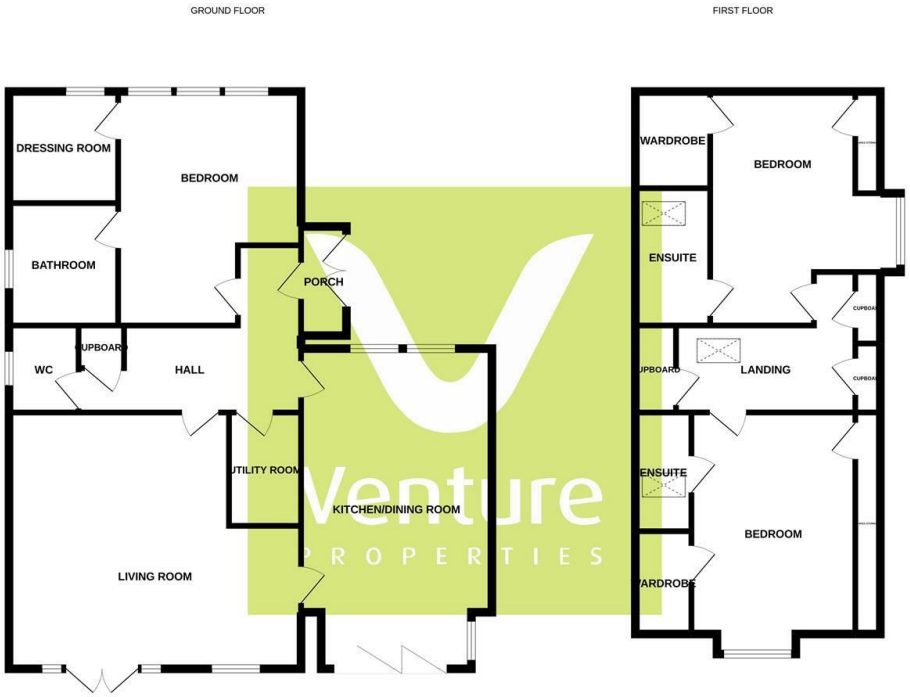
### Ensuite
9'3" x 5'1" (2.84 x 1.56)
Fitted with a modern white suite comprising of a panelled bath with mains fed shower over, pedestal wash basin and WC. Having a velux window and radiator.

### Bedroom Three
17'5" x 11'4" (5.33 x 3.46)
Further generous double bedroom with a UPVC double glazed window, eaves storage cupboard and radiator.

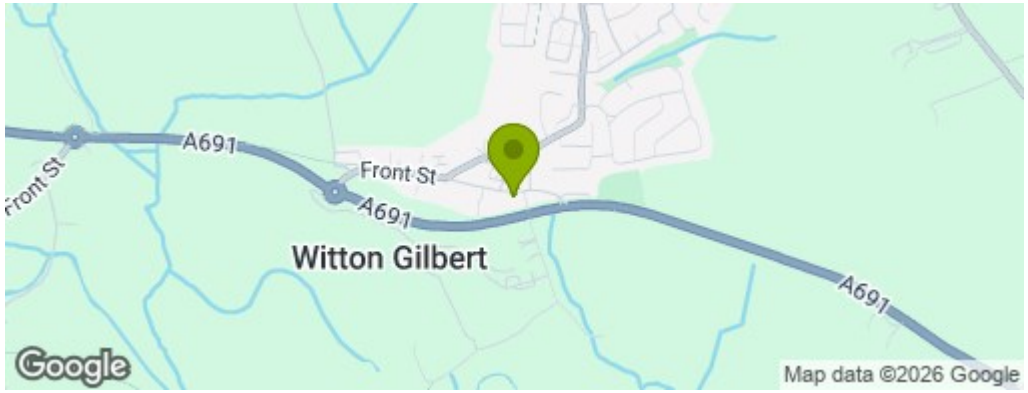
Walk-in wardrobe - 2.09m x 1.20m With lighting and hanging space.

### Ensuite
8'2" x 3'11" (2.49 x 1.20)
Fitted with a modern white suite comprising of a cubicle with mains fed shower, pedestal wash basin and WC. Having a velux window and radiator.

## EXTERNAL
Externally the property has driveways to both sides for off street parking, accessed via double gates. The garden has been designed for easy maintenance, with a raised decked patio area and lawn.




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: C Annual price: £2331 (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 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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