

# Hewick Road

Thinford DL16 6PF

Offers Over £309,950

Venture PROPERTIES









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# Hewick Road

## Thinford DL16 6PF




- Superb four/five bedroom home
- EPC RATING - B
- Two ensuite shower rooms and two dressing rooms
- Lovely family home
- Impressive kitchen and useful utility room
- Sought after location
- Spacious and flexible accommodation over three floors
- Two well proportioned reception rooms
- Good road links for commuting across the region

Venture Properties are delighted to offer for sale this impressive detached house that is a wonderful opportunity for families seeking spacious and flexible living accommodation. Situated in a sought after location, Hewick Road benefits from excellent road links, making it ideal for commuting across the region.

The property features two inviting reception rooms, perfect for both relaxation and entertaining guests. There is also an impressive kitchen and both a useful utility room and ground floor WC. The property has the option of being arranged with either four or five bedrooms, with a total of three bathrooms, including two en-suites ensuring that convenience and comfort are at the forefront of this home's design. Additionally, two of the bedrooms come with their own dressing rooms, providing ample storage and a touch of luxury.

With a flexible and spacious layout allowing for various configurations to suit your lifestyle, viewing is highly recommended for full appreciation.

### GROUND FLOOR

#### Hall
Welcoming entrance hallway with stairs leading to the first floor, a cloaks cupboard and radiator.

#### WC
Comprising of a low level WC, pedestal wash basin, radiator and extractor fan.

#### Living Room
15'5" x 10'9" (4.70 x 3.30)
Spacious reception room with a UPVC double glazed bay window to the front and radiator.

#### Dining Room
10'9" x 10'9" (3.30 x 3.30)
Having UPVC double glazed french doors opening to the rear garden,laminate flooring and a radiator.

#### Kitchen
17'0" x 9'6" (5.20 x 2.90)
An impressive kitchen with space for a breakfast table. Fitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a stainless steel oven, further double oven, gas hob with extractor over and an integrated dishwasher. Further features include a breakfast bar, laminate flooring, two radiators, a UPVC double glazed window to the rear garden and french doors opening to the rear garden.

#### Utility Room
A useful room with fitted worktop, plumbing for a washing machine, space for a fridge/freezer, radiator, internal door to the garage and external side door.

### FIRST FLOOR

#### Landing
With a UPVC double glazed window to the front, stairs leading to the second floor and radiator.

#### Bedroom Two
14'9" x 10'9" (4.50 x 3.30)
Generous double bedroom with a UPVC double glazed bay window to the front and radiator.

#### Dressing Room
9'10" x 7'10" max (3.00 x 2.40 max)
Having a UPVC double glazed window to the rear, fitted wardrobes and radiator.

#### Ensuite
Comprising of a cubicle with mains fed shower, pedestal wash basin, WC, tiled splashbacks, a shaver point, radiator and UPVC double glazed opaque window to the rear.

#### Bedroom Three
12'1" x 9'10" (3.70 x 3.00)
Double bedroom with a UPVC double glazed window to the front and radiator.

#### Bedroom Four
12'1" x 8'6" (3.70 x 2.60)
Further double bedroom with a UPVC double glazed window to the rear and radiator.

#### Family Bathroom/WC
Modern family bathroom comprising of a bath, cubicle with electric shower, pedestal wash basin, WC, tiled splashbacks, radiator and UPVC double glazed opaque window to the rear.

### SECOND FLOOR

#### Landing
Having a velux window to the rear.

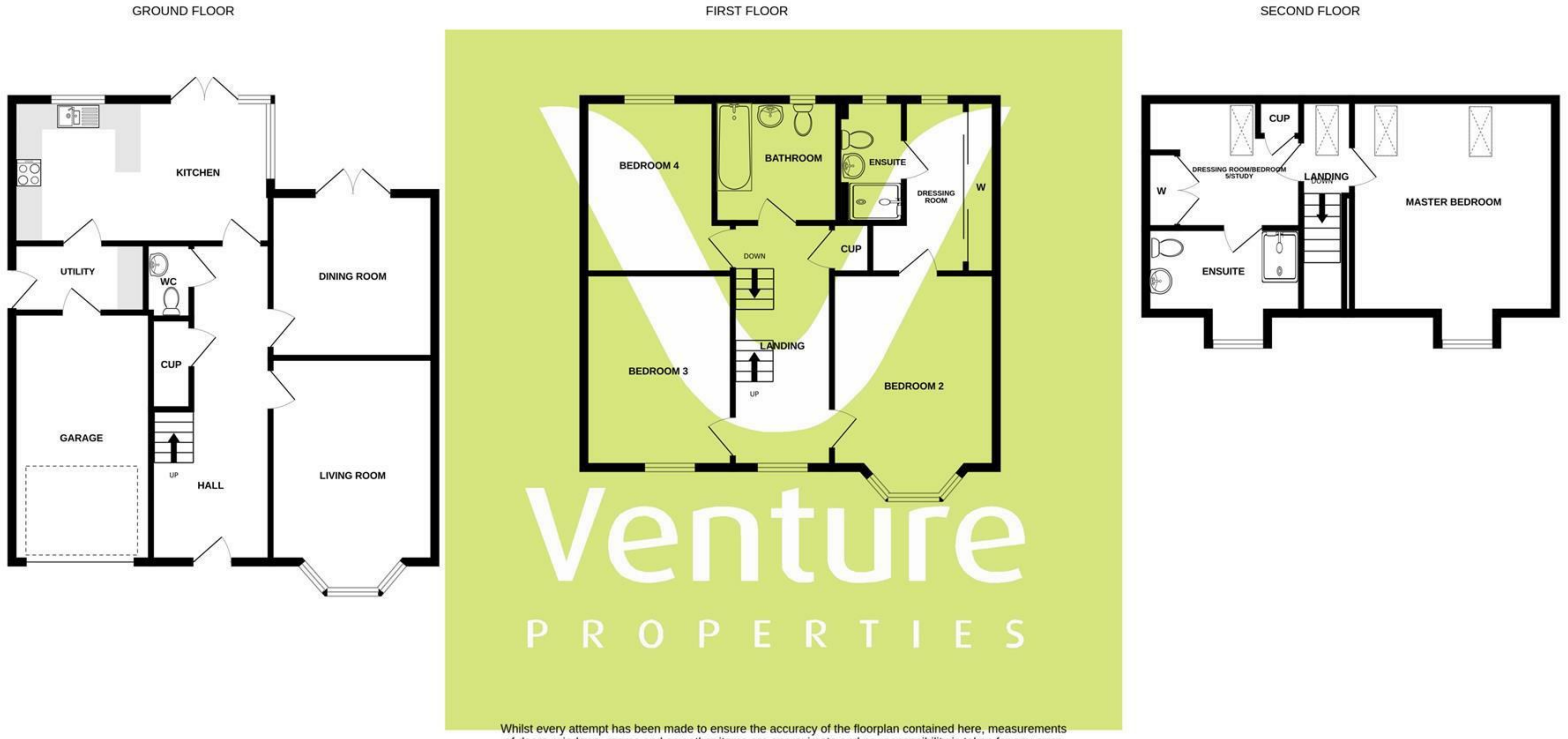
#### Bedroom One
16'0" x 13'5" (4.90 x 4.10)
Large master bedroom with a UPVC double glazed dormer window to the front, two further velux windows to the rear and two radiators.

#### Bedroom Five/Dressing Room/Study
9'10" x 8'10" (3.00 x 2.70)
A flexible room which can be used as a dressing room, fifth bedroom or study. Having a velux window to the rear, fitted wardrobe, built in cupboard and radiator.

#### Ensuite
Comprising of a cubicle with mains fed shower, pedestal wash basin, WC, tiled splashbacks, a shaver point, radiator and UPVC double glazed opaque dormer window to the front.

### EXTERNAL
To the front of the property is a lawned garden with metal railing fencing and a double driveway for off street parking, along with an electric car charging point. At the rear is an enclosed garden with lawn, patio area and planted borders.

#### Garage
16'4" x 9'2" (5.00 x 2.80)
Integral single garage having an up and over door, power and lighting. Also housing the 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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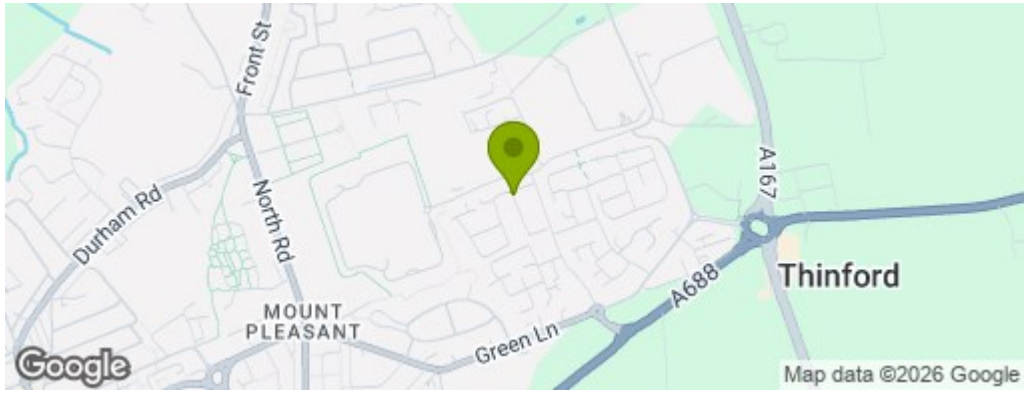


## Property Information

Tenure: Freehold Gas and Electricity: Mains Sewerage and water: Mains Broadband: 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: F Annual price: £3685 (Maximum 2025) Energy Performance Certificate Grade B 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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