

Meldon Way

Durham DH1 2PZ

Offers In The Region Of £399,950

Venture PROPERTIES









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

Meldon Way

Durham DH1 2PZ



- Extended and much improved
- EPC RATING - D
- Two modern bathrooms
- Three double bedrooms
- Corner cul de sac position
- Beautifully presented
- Impressive open plan kitchen, dining room and conservatory
- Landscaped gardens
- Sought after location around 2 miles from Durham City

Occupying a pleasant cul-de-sac position within this ever popular development, Venture Properties have pleasure in offering for sale this extended and much improved three bedroom detached bungalow.

The spacious floor plan comprises of an entrance hallway, generous lounge and impressive open plan kitchen, dining room and conservatory which is the perfect space for living and entertaining. There are three well proportioned bedrooms, one of the bedrooms has an ensuite bathroom and there is a further shower room/WC. There are well maintained gardens to the front and rear and a driveway for off street parking.

Meldon Way is situated in the ever popular location of High Shincliffe, which is a well established residential area situated approximately two miles from Durham City Centre. It is also well placed for commuting purposes via the A177 and A1(M) interchange at Bowburn.

Early viewing is highly recommended to avoid disappointment

Hall
Welcoming hallway entered via composite door. Having a cloaks cupboard, laminate flooring, recessed spotlighting and two radiators.

Living Room
16'11" x 11'10" (5.16 x 3.63)
Spacious reception room with UPVC double glazed window to the front, a feature fireplace housing an electric fire and radiator.

Kitchen
22'3" x 13'1" (6.80 x 4.01)
A superb open plan kitchen, dining room and conservatory which is the perfect space for living and entertaining and must be seen for full appreciation.

Fitted with a comprehensive range of units incorporating an island unit with breakfast bar, a stainless steel sink and drainer unit with mixer tap, a built in double oven and gas hob with stainless steel extractor over, as well as an integrated fridge, freezer and dishwasher. Further features include a ceiling lantern window, recessed spotlighting, laminate flooring and radiator.

Dining Room
A more formal dining area having UPVC double glazed french doors opening to the garden, laminate flooring, recessed spotlighting and a radiator.

Conservatory
11'3" x 9'10" (3.44 x 3.01)
Open plan to the kitchen this lovely addition to the property has UPVC double glazed windows, french doors opening to the rear garden, laminate flooring and an electric radiator.

Bedroom One
14'2" x 10'5" (4.33 x 3.18)
Generous double bedroom with a UPVC double glazed window to the rear, fitted wardrobes and a radiator.

Bedroom Two
10'4" x 8'4" (3.17 x 2.56)
Double bedroom with a UPVC double glazed window to the front, radiator and built in cupboard.

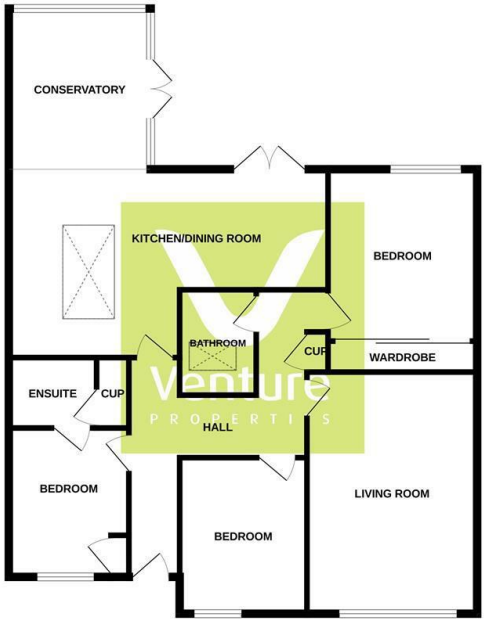
Ensuite Bathroom
5'10" x 4'10" (1.79 x 1.48)
An excellent addition to the property comprising of a panelled bath with electric shower over, a pedestal wash basin, WC, heated towel rail, fully tiled walls, recessed spotlighting, heated towel rail and extractor fan. Also having a built in utility cupboard which has plumbing for a washing machine and houses the combi gas central heating boiler.

Bedroom Three
10'11" x 8'10" (3.35 x 2.71)
Further well proportioned double bedroom with a UPVC double glazed window to the front and radiator.

Bathroom/WC
7'4" x 5'4" (2.24 x 1.64)
Refitted with a double cubicle with mains fed shower, a wash basin and WC set to a vanity unit. Having a vaulted ceiling with inset velux window, recessed spotlighting and a heated towel rail.

EXTERNAL
To the front of the property is a low maintenance garden with raised border and block paved driveway for off street parking., whilst to the rear is an enclosed garden which enjoys a good degree of privacy. Having a lawn with planted borders, two patio areas, side access and a storage shed.

GROUND FLOOR



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.
Made with Metropix ©2025



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: £2622 (Maximum 2026)
Energy Performance Certificate Grade D
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

0191 3729797

1 Whitfield House, Durham, County Durham, DH7 8XL
durham@venturepropertiesuk.com