

**STUART
EDWARDS**



St. Marys Drive

West Rainton, Houghton Le Spring DH4 6SP

- BEAUTIFULLY PRESENTED SEMI-DETACHED HOUSE
- 4 BEDROOMS
- GARDEN ROOM
- EN-SUITE SHOWER ROOM & BATHROOM
- WELL LAID GARDENS WITH PATIO AREA
- HIGHLY DESIRABLE DEVELOPMENT
- LOUNGE & SEPARATE DINING ROOM
- KITCHEN WITH INTEGRATED OVEN & HOB
- GARAGE & DRIVEWAY

Asking Price £240,000

Council Tax Band: C
EPC Rating:

FULL DESCRIPTION

Beautifully presented semi-detached house situated in a highly desirable development within the popular village of West Rainton. Accessed via a composite entrance door into a porch that opens into the lounge and separate dining room. These spaces benefit from attractive LVT flooring, creating a bright and cohesive feel throughout. The kitchen is extensively fitted with a range of units, integrated oven and hob, and opens into a delightful garden room overlooking the rear garden – an ideal space for a variety of uses. Stairs rise from the dining room to the first-floor landing, leading to the master bedroom with fitted wardrobes and en-suite shower room, plus three further bedrooms and a family bathroom. Externally, a driveway provides off-road parking and leads to an integral garage. The front and rear gardens feature well-maintained lawns with mature planted borders, while a patio area offers the perfect spot for outdoor dining. The property further benefits from gas central heating with a combi boiler, radiators throughout, and UPVC double glazing. This is a perfect family home that is sure to prove popular with buyers. Early viewings are highly recommended.

AREA INFORMATION

West Rainton has a lot to offer, with a wide range of local amenities including local shops, chemist, post office and primary school as well as being closely linked with the neighbouring village of Leamside. Nearby Rainton Meadows Nature Reserve and Moor House leading to Finchale Abbey provides fabulous walks on the doorstep. Ramside Hall Hotel, Golf & Spa and Hallgarth Manor lie approximately 1 mile away. West Rainton will meet the needs of the most discriminating purchasers in terms of location. The location is ideal for those who require good road access throughout the North East and provides excellent road network links to Durham City, Gateshead, Newcastle upon Tyne and Sunderland. It also lies within close proximity of Houghton le Spring Town Centre and Doxford International Business Park. Durham City is situated approximately 5 miles away. The city centre is delightful with its cobbled streets and a range of local and regional retailers and a number of well regarded restaurants and bars. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this Durham City is well know for is high achieving private and state schools as well as the world renowned Durham University.

ENTRANCE PORCH

Composite entrance door leading to enclosed porch with LVT flooring and door leading to the lounge.

LOUNGE

14'2" x 11'6"
LVT flooring, double radiator and coved ceiling.

DINING ROOM

12'9" x 10'4"
UPVC double glazed French doors to the patio and garden, double radiator, coved ceiling, LVT flooring and stairs to the first floor.

KITCHEN/FAMILY ROOM

24'6" x 9'2"
Range of wall and floor units with laminate worktops and inset sink and drainer unit with mixer tap. Integrated oven with ceramic hob and extractor hood above. Tiled splashbacks and flooring, plumbed for automatic washing machine and dishwasher, opening onto the garden room.

GARDEN ROOM

UPVC double glazed French doors to patio and garden, tiled flooring, spotlights and double radiator.

FIRST FLOOR LANDING

Double radiator and loft access.

MASTER BEDROOM

20'9" x 11'9"
Double radiator and a range of fitted wardrobes.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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