



Gerards Gill

Durham DH7 8LH

Offers In The Region Of £375,000





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.



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- Superb family home - Must be viewed!
- EPC RATING - B
- High specification fixtures and fittings

- Four double bedrooms and fantastic open plan living
- Contemporary kitchen
- Utility room and ground floor WC

- Not overlooked to the rear
- Two luxurious bathrooms
- Still under NHBC guarantee

Perfectly designed for modern family living, this very spacious home built by Avant Homes in their Rosebury design offers four double bedrooms and a high specification finish, as well as enjoying superb open views over surrounding fields to the front.

The impressive living accommodation comprises of a welcoming, light and airy hallway with staircase to the first floor, leading to a well presented living room with bay window and the fantastic open plan living space to the rear. This comprises of a contemporary kitchen with space to dine and a comprehensive range of appliances, opening through to a further lounge area, which has bi-fold doors opening to the garden. It is the perfect family space for modern living and entertaining. There is access to a utility room and useful WC. To the first floor there is a substantial master bedroom with the benefit of a fitted wardrobes and a stylish en-suite shower room. There are three further generous double bedrooms, two of which have fitted wardrobes and a luxurious family bathroom. Externally there is a double driveway which leads to a large integral garage and an enclosed, garden to the rear with extended and covered patio areas.

Gerards Gill is situated approximately four miles from Durham City with superb road links for commuting via the A167 and A690. It is within easy reach of local amenities including a park and also falls within the catchment area for Durham Johnston Secondary School

Early viewing is highly recommended for full appreciation and to avoid disappointment.

GROUND FLOOR

Entrance Hall

Light and airy hallway with stairs leading to the first floor, tiled flooring and a radiator.

Living Room

14'6" x 9'10" (4.44 x 3.00)

A more formal reception room with a UPVC double glazed bay window to the front and radiator.

Kitchen and Dining Room

16'9" x 13'0" (5.12 x 3.98)

An impressive kitchen comprising of a range of contemporary units and work surfaces incorporating a stainless steel sink and drainer unit with a mixer tap, a built in stainless steel oven and gas hob with extractor over, an integrated microwave oven, dishwasher along with a fridge/freezer space. Further features include recessed spotlighting, tiled splashbacks and flooring, a radiator, a useful storage cupboard and UPVC double glazed french doors opening in to the rear garden.

Family Living Area

17'0" x 10'0" (5.20 x 3.07)

Open plan to the kitchen, creating a fantastic living space which is perfect for modern family living.

Having bi-fold doors opening to the rear garden helping to further extend the feeling of space. With a further UPVC double window to the side, tiled flooring and radiator.

Utility Room

6'2" x 4'10" (1.89 x 1.48)

Having wall and floor units with fitted worktops incorporating a stainless steel sink unit, plumbing for a washing machine, recessed spotlighting, an extractor fan, door to the WC and internal door to the garage.

WC

5'6" x 5'1" (1.68 x 1.57)

Comprising of a WC, hand wash basin, feature tiling, recessed spotlighting, radiator and UPVC double glazed opaque window to the side.

FIRST FLOOR

Landing

With a UPVC double glazed window to the stairwell, access to the loft, a radiator and a double cupboard with lighting, which also houses the combi gas central heating boiler.

Bedroom One

13'0" x 11'11" (3.98 x 3.64)

Generous double bedroom with a UPVC double glazed window to the front, fitted wardrobes and radiator.

Ensuite

8'2" x 4'7" (2.50 x 1.41)

Stylish ensuite shower room comprising of a double width cubicle with thermostatically controlled rainfall shower, hand wash basin and WC. Having a chrome heated towel rail, recessed spotlighting, built in vanity unit and UPVC double glazed opaque window to the side.

Bedroom Two

14'6" x 9'1" (4.42 x 2.78)

Large double bedroom with a UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bedroom Three

11'3" x 10'3" (3.45 x 3.14)

Spacious double bedroom with a UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom Four

12'6" x 7'5" min (3.83 x 2.27 min)

Further well proportioned double bedroom with a UPVC double glazed window to the rear and radiator.

Family Bathroom

7'2" x 5'6" (2.20 x 1.70)

A luxurious family bathroom comprising of a bath with rainfall shower and hand held mixer shower, hand wash basin and WC. Having a chrome heated towel rail, recessed spotlighting and UPVC double glazed opaque window to the side.

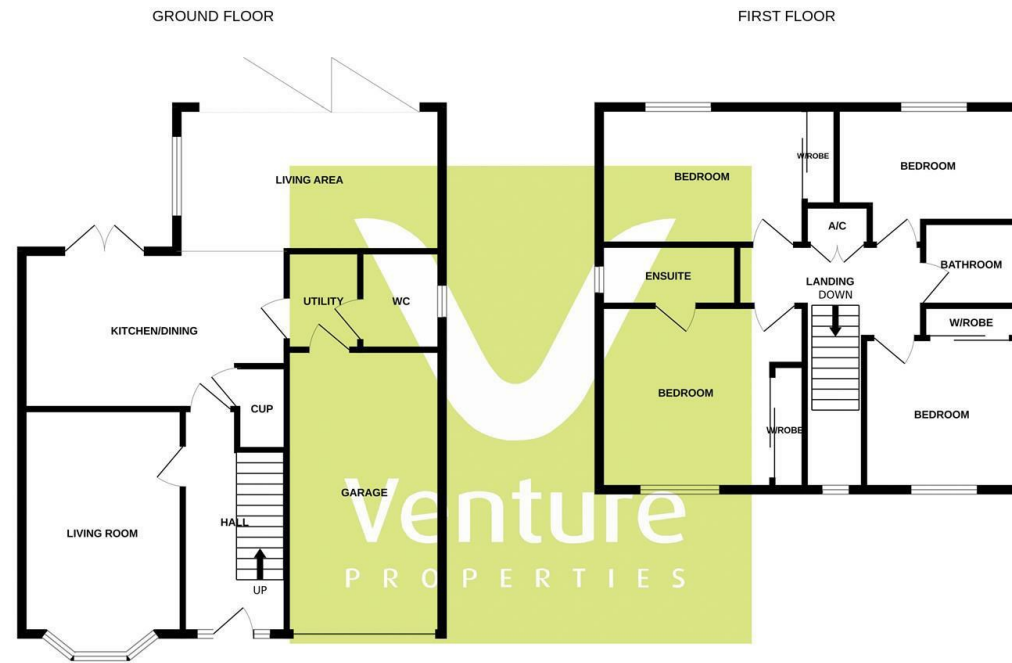
EXTERNAL

To the front of the property is a double width driveway and lawn with unspoilt views over surrounding countryside. At the rear is an enclosed garden with an extended patio area, further covered patio and side walkway, lawn and planted borders.

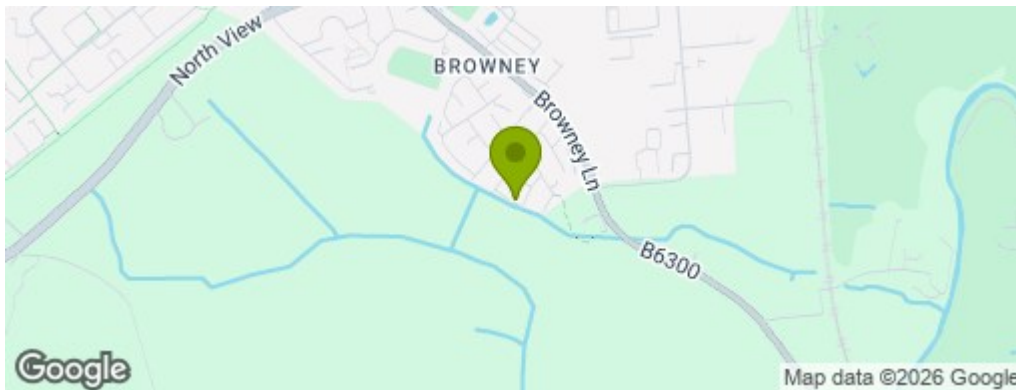
GARAGE

20'0" x 10'1" (6.11 x 3.09)

Having an up and over door, power and lighting, as well as an internal door to the utility room.



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 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

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