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KINGFISHER CLOSE, DURHAM, DH7

£350,000


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Substantial four-bedroom family home with excellent versatile reception spaces and a generous rear garden.

Offering spacious and adaptable accommodation, this impressive home is ideally suited to family living. The ground floor provides a choice of reception spaces, including a generous dining room, a separate office, a well-equipped kitchen and a particularly inviting lounge with an inglenook fireplace and wood-burning stove. A further versatile hobby room adds to the flexibility of the layout, while upstairs are four double bedrooms, including a principal bedroom with en-suite facilities, and a spacious family bathroom. Outside, the substantial rear garden provides an excellent space for family life and entertaining, while the nine solar panels and accompanying battery offer additional energy-efficiency benefits.

Kingfisher Close is situated in the popular village of Esh Winning, County Durham. The area offers a good range of everyday amenities, with local shops, cafés, pubs and other facilities all within easy reach. Families are well catered for with a selection of schools nearby, while the surrounding countryside provides plenty of opportunities for walking and outdoor recreation. For commuters, the development is well placed for access to Durham and the wider region, with good road links connecting to the A1(M) and nearby towns and cities. Durham city centre is also readily accessible, making King Fisher Close an attractive choice for those seeking a convenient village setting with excellent connections

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The accommodation begins with a welcoming entrance hall leading into a central hallway, providing access to a convenient ground floor WC and a generously proportioned dining room, converted from the original garage. This room benefits from a front-facing window, allowing plenty of natural light, and offers ample space for a large dining table and chairs. A useful built-in cupboard houses the solar battery, with the property also benefiting from nine solar panels positioned to the front.

There is a further spacious reception room, currently used as a home office and previously serving as the dining room. This versatile space provides an excellent dedicated working environment but could equally be utilised as an additional sitting room or family room, depending on individual requirements.

The kitchen is well appointed with a comprehensive range of wall and base units, complemented by generous worktop space and a selection of integrated appliances, including a dishwasher, alongside a large fridge and freezer. There is ample room for a family dining table and chairs, creating a practical and sociable space for everyday living. From the kitchen, there is access to a good-sized utility room, offering additional worktop space, provision for laundry appliances and an external door providing convenient access to the side of the property.

The lounge is a particularly impressive reception room, offering generous proportions and an attractive inglenook fireplace housing a wood-burning stove, creating a wonderful focal point. Dual-aspect windows allow natural light to flood the room, while French doors open directly onto the rear garden, providing a lovely connection between the indoor and outdoor spaces.

Further French doors lead from the lounge into an additional versatile reception room, currently utilised as a hobby room. Featuring a vaulted, sloping ceiling and heating, this is a charming and adaptable space which could lend itself to a variety of uses, including a playroom, additional home office, snug or potentially a further bedroom, subject to individual requirements.

To the first floor, a spacious landing provides access to all four double bedrooms. A large window overlooking the staircase allows an abundance of natural light to flow through the landing, creating a bright and welcoming feel. The principal bedroom benefits from its own en-suite shower room and a useful storage cupboard, while the remaining three bedrooms are all well proportioned and offer flexibility for family living.

The family bathroom is particularly spacious and well equipped, featuring a bath, separate large shower cubicle, wash hand basin and WC.

Externally, the property benefits from off-street parking to the front, while to the rear lies a substantial and beautifully maintained garden with three mature fruit trees. Predominantly laid to lawn, the garden features established shrubs and thoughtfully planted borders, creating an attractive and peaceful outdoor setting. A particularly charming feature is the stream which runs through the garden, crossed by a small bridge, adding character and a delightful focal point to the grounds. The generous outdoor space provides an excellent setting for family enjoyment, entertaining and relaxation.





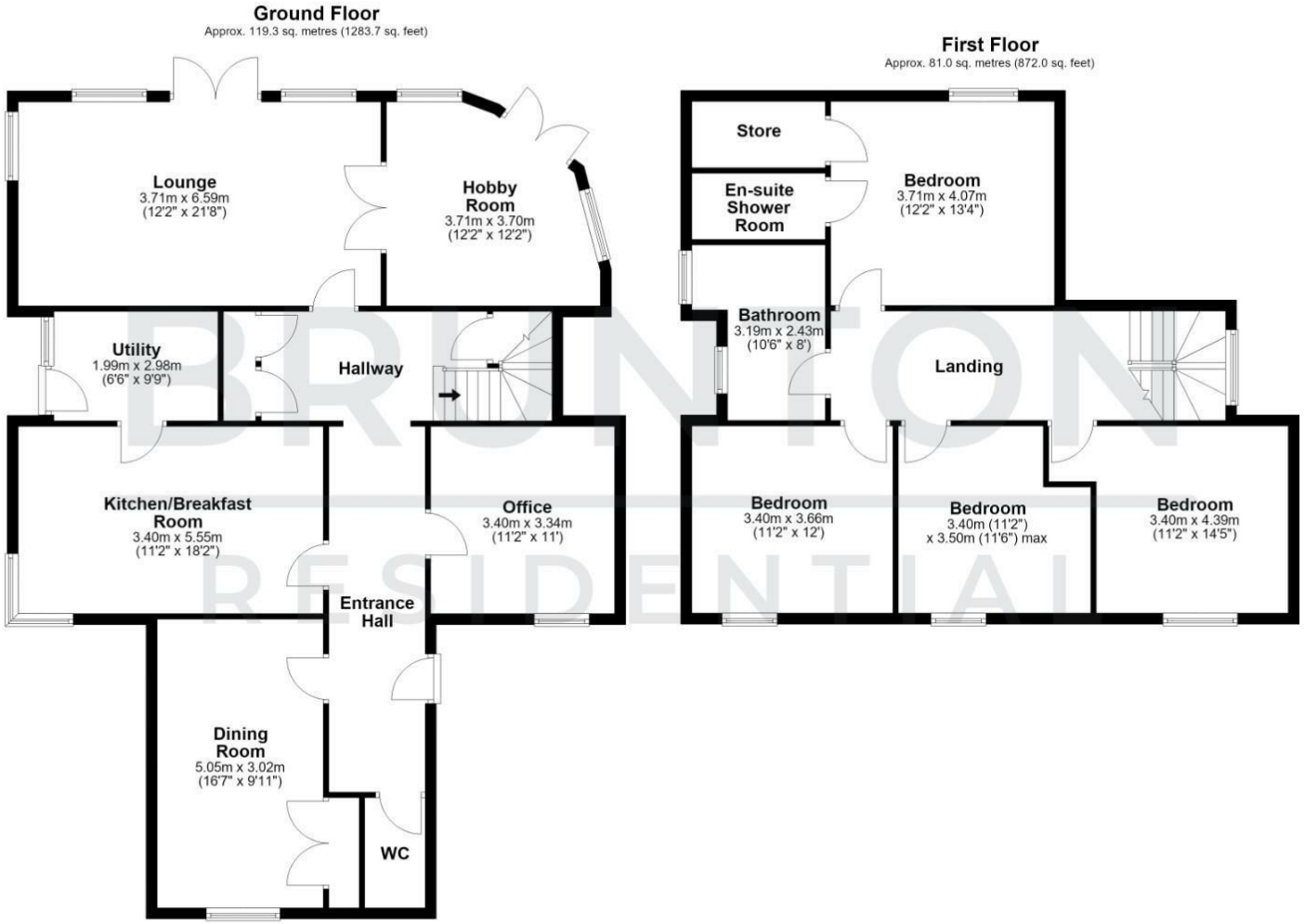
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TENURE : Freehold

LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : F

EPC RATING :



Total area: approx. 200.3 sq. metres (2155.7 sq. feet)



