



South Side, DH6 1LL
4 Bed - House - Terraced
£350,000

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South Side , DH6 1LL

Stunning Village Home ** Pleasant Village Green Position ** Large Rear Gardens With Sunny Aspect ** Detached Garage & Ample Parking ** Superbly Presented & Upgraded Throughout ** Spacious Family Sized Extended Floor Plan Over Three Floors ** GCH Via Combination Boiler & Upvc Double Glazing ** Impressive Integrated Kitchen ** Feature Multi Fuel Burner ** Must Be Viewed **

The floor plan comprises: inviting hallway, cloak/wc, comfortable lounge with feature multi fuel burner, stunning open plan dining kitchen and utility area, fitted with a range of modern high gloss wall and base units and integral appliances including, fridge freezer, washing machine, dishwasher, double oven/microwave, hot plate and wine cooler. This opens up to the sun/family room which in turn leads to the rear garden and patio area. The first floor has two double bedrooms, one having an en-suite shower and a further single room is currently being used as a study. There is also an attractive family bathroom/wc. The second floor has a double bedroom with sumptuous en-suite bathroom/wc. Outside the property occupies a pleasant position on the village green with front parking spot and access to the rear. The rear has large and private rear gardens, with patio areas, ample parking and detached garage.

The property is pleasantly situated in the centre of the village, overlooking the green to the front and gardens to the rear. This picturesque village is situated approximately 5 miles from Durham City and is well placed for accessing the A1(M), which serves commercial centres throughout the North East and is also ideally placed for commuting both North and South. The village has a public house, village hall and church, with a further range of amenities available in near by Sherburn Village and Durham City itself.













First Floor

Entrance Hallway

Cloak/Wc

5'11 x 4'0 (1.80m x 1.22m)

Lounge

16'06 x 16'06 (5.03m x 5.03m)

Open Plan Dining Kitchen & Utility Area

Kitchen Diner

19'08 x 10'06 (5.99m x 3.20m)

Utility Area

7'0 x 6'0 (2.13m x 1.83m)

Sun Room / Reception

14'10 x 15'10 (4.52m x 4.83m)

First Floor

Bedroom

12'05 x 11'09 (3.78m x 3.58m)

Shower Room

4'11 x 4'04 (1.50m x 1.32m)

Bedroom

13'05 x 11'05 (4.09m x 3.48m)

Bedroom / Study

7'11 x 5'09 (2.41m x 1.75m)

Bathroom/WC

7'07 x 6'04 (2.31m x 1.93m)

Second Floor

Bedroom

14'07 x 16'03 (4.45m x 4.95m)

En-Suite Bathroom/WC

7'05 x 5'07 (2.26m x 1.70m)

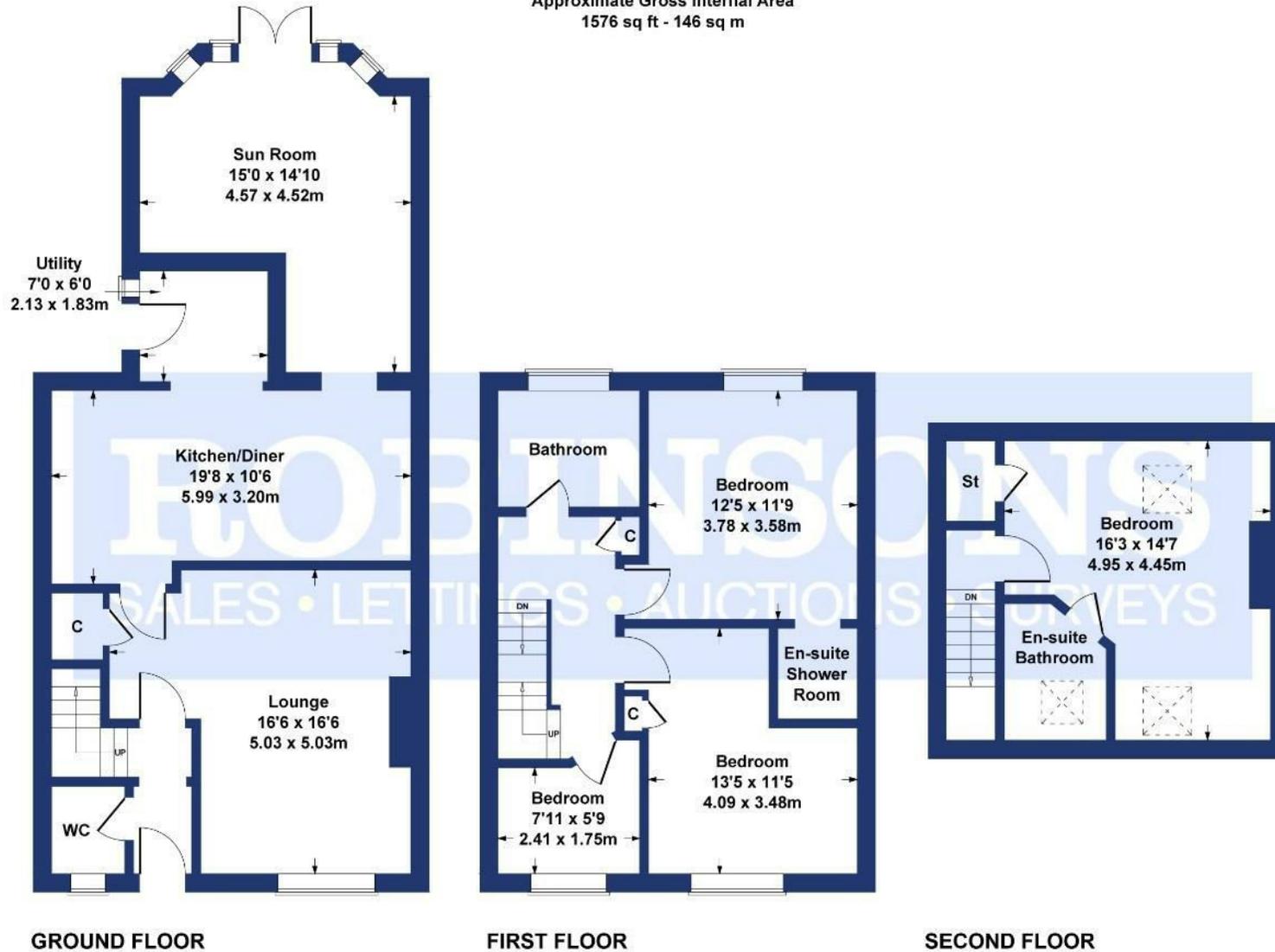
Tenure - Freehold

Council Tax Band C - Approx. £1901 PA



South Side

Approximate Gross Internal Area
1576 sq ft - 146 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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