



Ashdown Grove | Lanchester | Co. Durham | DH7 0JS

Nestled within a contemporary development, we are delighted to present this expansive five-bedroom, detached family residence in the highly sought-after village of Lanchester. The elegant home unfolds across three meticulously designed floors, offering a harmonious blend of style and function.

£450,000

- Modern detached family home
- 5 bedrooms (principle with en-suite)
- Garage and driveway
- Gardens to front and rear
- Well presented, contemporary fixtures and fittings



Property Description

Upon entry, guests are welcomed into an entrance hallway, leading to a convenient cloakroom/WC and a lounge, perfect for relaxation and entertainment. The heart of the home is the generously sized kitchen/diner, boasting appliances and ample space for family gatherings. A practical utility room completes the ground floor amenities, ensuring optimal convenience. Ascending to the first floor, a well-appointed landing provides access to three light-filled bedrooms, including the principal suite which benefits from a luxurious en-suite bathroom. A well-designed family bathroom serves the additional bedrooms, offering a tranquil space to unwind.

The journey continues to the second floor, revealing a landing area and two additional spacious bedrooms, adaptable to various needs and lifestyles, whether as guest rooms, a study, or a home gym.

Externally, the property boasts a detached garage and a driveway, complemented by a forecourt lawn garden at the

front, setting a serene tone for arrival. The rear of the home unveils a larger garden, providing an idyllic backdrop for outdoor enjoyment and alfresco dining.

Equipped with gas combi central heating, the home ensures a warm and comfortable living environment. It holds freehold tenure and is categorised under Council Tax band F. With an EPC rating of C (78), the residence demonstrates a commitment to energy efficiency. Prospective buyers are invited to explore the property further through the available virtual tour, offering a comprehensive view of this distinguished family home in the charming village of Lanchester.

ENTRANCE HALLWAY

Composite double glazed entrance door, uPVC double glazed side window, Travertine tiled floor, storage cupboard, stairs to the first floor, inset LED spotlights, coving, single radiator, telephone point and doors leading to the cloakroom/WC, lounge and kitchen/diner.

WC/CLOAKROOM/WC

6' 1" x 3' 2" (1.87m x 0.97m) WC, wash basin with base storage and tiled splash-back, single radiator, uPVC double glazed window, inset LED spotlight and Travertine tiled floor.

LOUNGE

20' 9" x 10' 0" (6.33m x 3.06m) A large lounge with dual aspect overlooking both the front and rear. uPVC double glazed window and matching French doors, Travertine tiled floor (under carpet), inset LED lighting, two double radiators, telephone point and coving.

KITCHEN/DINER

20' 9" x 12' 5" (maximum) (6.33m x 3.80m) Dual aspect overlooking the front and rear. The kitchen is fitted with a good range of wall and base units with concealed LED lighting onto contrasting granite worktops and tiled splash-backs. Integrated fan assisted double oven/grill, four ring gas hob with extractor canopy over. Raised enamel sink with vegetable drainer and mixer tap. Integrated dishwasher, space for an American style

fridge/freezer, space for a dining table, inset LED lighting, uPVC double glazed windows, coving, Travertine tiled flooring, double and single radiators and a door leading to the utility room.

UTILITY ROOM

7' 8" x 6' 0" (2.36m x 1.84m) Base units, laminate worktop, tiled splash-back, plumbed for a washing machine, integrated tumble dryer, wall mounted gas combi central heating boiler, extractor fan, tiled floor, LED spotlight, single radiator and a composite double glazed rear exit door.

FIRST FLOOR

LANDING

uPVC double glazed windows, stairs to the second floor with storage cupboard beneath, LED spotlights, two single radiators and door leading to bedrooms and bathroom.

PRINCIPLE BEDROOM (TO THE FRONT)

14' 11" x 12' 7" (4.56m x 3.85m) uPVC double glazed windows, two single radiators, coving, inset LED lighting and a door leading to the en-suite.

EN-SUITE

5' 6" x 5' 4" (1.70m x 1.64m) Glazed cubicle with thermostatic mains-fed shower, wash basin with base storage, laminate splash-backs, part tiled walls, chrome towel radiator, shaver socket, PVC panelled ceiling, uPVC double glazed window and inset LED lighting.,

BEDROOM 3 (TO THE FRONT)

11' 10" x 10' 4" (3.62m x 3.17m) uPVC double glazed windows, two single radiators and inset LED spotlights.

BEDROOM 5 (TO THE REAR)

8' 8" x 7' 2" (2.66m x 2.20m) uPVC double glazed window, single radiator and inset LED spotlights.

FAMILY BATHROOM

5' 6" x 6' 10" (1.70m x 2.09m) Panelled bath with thermostatic mains-fed shower over, glazed screen. PVC panelled splash-backs, wash basin with base storage, WC, tiled walls, chrome towel radiator, uPVC double glazed window and a shaver socket.

SECOND FLOOR

LANDING

Single radiator and doors leading to further bedrooms.

BEDROOM 2 (DUAL ASPECT)

11' 7" x 15' 2" (3.54m x 4.64m) Fitted cupboards with drawers and hanging rails, Velux double glazed windows with integrated blinds, inset LED spotlights, eaves storage cupboards and a double radiator.

BEDROOM 4 (DUAL ASPECT)

11' 7" x 10' 4" (3.54m x 3.15m) Fitted cupboards with drawers





and hanging rails, Velux double glazed windows with integrated blinds, inset LED spotlights, eaves storage cupboards and a double radiator.

TO THE FRONT

Open plan forecourt lawn garden.

GARAGE & DRIVEWAY

To the left-hand side is a driveway providing off-street parking for several vehicles and leads to the detached single garage which has an up and over door, power points and lighting. Side gate leads to the rear garden.

TO THE REAR

Self-contained garden with lawn, timber decking, cold water supply tap, patio and is enclosed by a timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (78). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is freehold.

COUNCIL TAX

The property is in Council Tax Band F.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please

do not attend if you have recently shown symptoms of the Covid-19 virus.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

NEED A MORTGAGE?

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

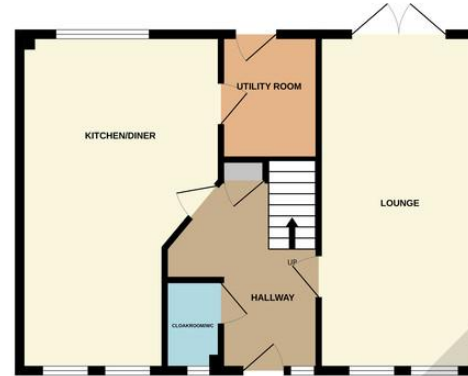
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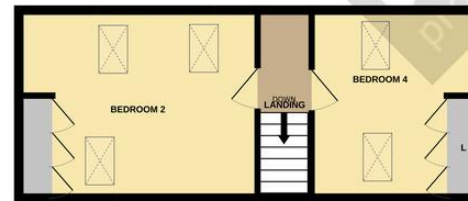
GROUND FLOOR
54.9 sq.m. (591 sq.ft.) approx.



1ST FLOOR
54.9 sq.m. (591 sq.ft.) approx.

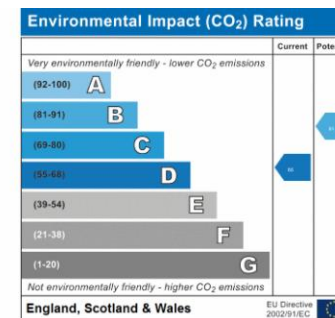
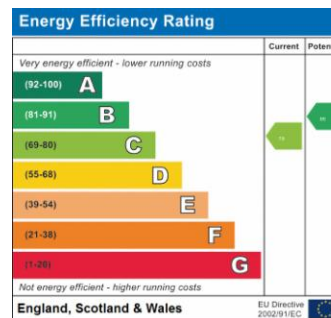


2ND FLOOR
30.8 sq.m. (331 sq.ft.) approx.



TOTAL FLOOR AREA : 140.6 sq.m. (1513 sq.ft.) approx.

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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Agents Note: Whilst every care has been taken to prepare these sales 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 their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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