



3 bed detached house to buy in

Weatherhill Way, Browney, Durham,
Durham, DH7 8LJ

£214,950

🏠 x3 🚗 x2 🚲 x1

Tenure

Freehold

Driveway parking

Property features

- ✓ THREE BEDROOM DETACHED FAMILY HOME
- ✓ SPACIOUS OPEN PLAN LIVING
- ✓ MODERN FITTED KITCHEN (integrated appliances)
- ✓ TWO BATHROOMS / GROUND FLOOR CLOAK
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Description

We are delighted to offer to the market this immaculately presented three bedroom detached home, situated within a sought-after modern development in Browney.

Finished to a high standard throughout, this property offers stylish, contemporary living and is ideally suited to families and first-time buyers alike.

Upon entering, you are welcomed by a well-presented entrance hallway, leading through to the impressive open-plan lounge, kitchen and dining area, which forms the heart of the home. This bright and spacious area has been thoughtfully designed, featuring a modern and tasteful colour palette throughout.

The lounge benefits from a striking feature media wall, creating a stylish focal point, while French doors and additional windows allow for an abundance of natural light and provide access to the rear garden.

The space is finished with contemporary wood-effect flooring, which flows seamlessly across the ground floor, enhancing both the sense of space and practicality.

The kitchen is fitted with a range of modern wall and base units in neutral tones, complemented by contrasting work surfaces and a sleek tiled splashback. Integrated appliances are included, along with ample storage and workspace, while dual aspect windows further enhance the light and airy feel. The dining area is perfectly positioned within the layout, creating a sociable space ideal for both everyday family living and entertaining.

A stylish and well-finished ground floor W.C. completes the accommodation on this level.

To the first floor, the property continues to impress with a bright landing leading to three well-proportioned bedrooms, all finished in modern décor. The master bedroom benefits from a stylish en-suite shower room, fitted with a contemporary suite comprising a walk-in shower enclosure, wash hand basin and low level W.C. The en-suite is finished with modern tiling and complementary flooring, creating a sleek and high-quality finish.

The remaining bedrooms are both well-proportioned and beautifully presented, offering versatile accommodation to suit a range of needs. Whether utilised as additional double bedrooms, a stylish guest room or a dedicated home office, each room benefits from modern décor and a light, airy feel, maintaining the high standard seen throughout the property.

The family bathroom is equally well presented, fitted with a modern three-piece suite including a panelled bath with overhead shower, wash hand basin and low level W.C. The room is finished in neutral tones with coordinated tiling and flooring, providing a bright and fresh feel while maintaining a stylish and practical design.

Externally, the property occupies a pleasant plot with a lawned front garden and pathway access. To the side/rear, there is a private enclosed garden, ideal for outdoor entertaining, along with a driveway providing off-street parking.

The property is ideally located close to a range of local amenities, schools and transport links, making it perfectly suited to modern family life. The property has road links within a short distance with the A167 and A690 nearby and Durham city with 3.5 miles.

Early viewing is highly recommended

Council Tax Band: D

Tenure: Freehold

Price: £214,950

Property Type: Detached House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

External

Lawned front garden and pathway access



Kitchen

3.11m x 3.43m (10'2" x 11'3")

Dual Aspect Windows to Front and Side, Wash Basin, Mix of Wall and Base units, Built in appliances



Living Room

2.30m x 5.35m (7'6" x 17'6")

Media Feature Wall, French doors to garden, Front facing Window



Downstairs W/C

1.73m x 1.53m (5'8" x 5'0")

W/C, Frosted Window, Wash Basin, Towel Rail



Bedroom 1

3.63m x 3.10m (11'10" x 10'2")

Carpet Flooring, Built in Wardrobe Cupboard, Dual aspect windows to the front and side, Access to En- Suite



En- Suite

2.49m x 1.18m (8'2" x 3'10")

Waterfall shower with glass screen, Frosted front facing window, W/C, Hand wash basin



Bedroom 2

3.58m x 3.09m (11'8" x 10'1")

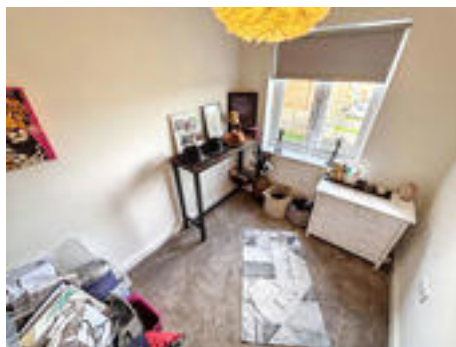
Carpet Flooring, Front Facing Window



Bedroom 3

3.28m x 2.15m (10'9" x 7'0")

Carpet Flooring, Side Facing Window



Bathroom

1.75m x 1.51m (5'8" x 4'11")

Frosted Side Facing Window, Bath with shower over, W/C, Hand wash basin,



Garden

South Facing Garden

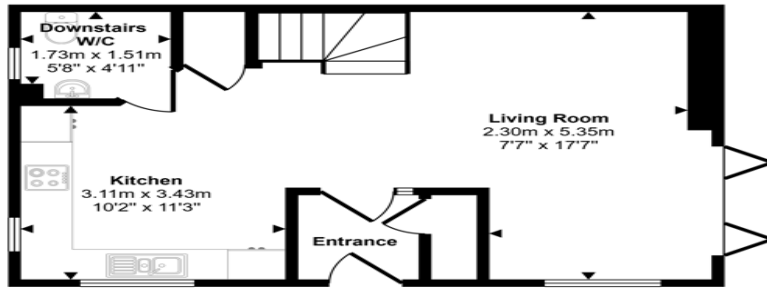


Driveway

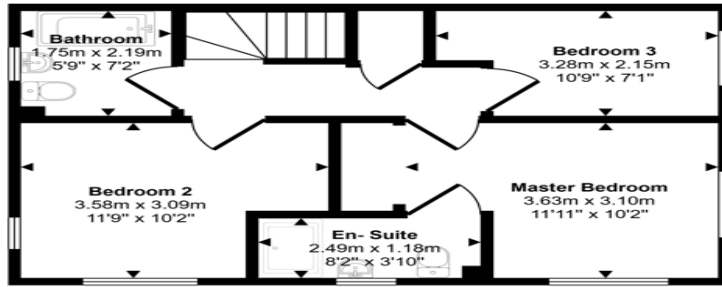
Rear Drive for Off Street Parking



Approx Gross Internal Area
87 sq m / 933 sq ft



Ground Floor
Approx 43 sq m / 465 sq ft



First Floor
Approx 43 sq m / 468 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | 94 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Weatherhill Way, Browney, Durham, Durham, DH7 8LJ

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