



Wood View, Shincliffe, DH1 2NQ
4 Bed - House - Mid Terrace
£685,000

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Wood View

Shincliffe, DH1 2NQ

Countryside Feel Close to Durham City ** Stunning Period Style Home ** Very Rarely Available **
4/5 Bedrooms ** Pleasant & Private Position ** Highly Regarded & Popular Village ** Close to
Riverside Walks & Cycle Routes ** Gardens, Off Street Parking & Single Detached Garage **
Upgraded & Well Maintained ** Sash Style Windows & GCH ** Early Viewing Essential **

The property's floor plan extends across three floors, offering a thoughtful and well-appointed layout. Upon entering, you are welcomed by an entrance vestibule, an inviting hallway through a door adorned with stained glass. The comfortable family lounge features a bay window that overlooks the garden and a characterful feature fireplace. The elegant and separate dining room includes a wood-burning stove, enhancing the room's warmth and appeal. This room flows seamlessly into the breakfast kitchen, which has ample space for a large table and chairs, ideal for both casual dining and entertaining. The rear of the property has a highly practical utility room, boot room, and a convenient cloakroom/WC.

Ascending to the first floor, the generously sized master bedroom benefits from a bay window with seating, offering views stretching towards Durham. Additionally, there is a large double guest bedroom, a smaller double bedroom, family bathroom, and separate shower room/WC.

On the top floor, there is a versatile office, relaxation area or guest bedroom, and additional double bedroom featuring eave storage and Velux windows, providing an airy and serene atmosphere.

Externally, the property is situated in a picturesque position, surrounded by beautifully maintained and spacious gardens both front and rear. The front garden enjoys a sunny aspect with views towards Durham, while the rear offers an enclosed garden, driveway parking, and a single detached garage.

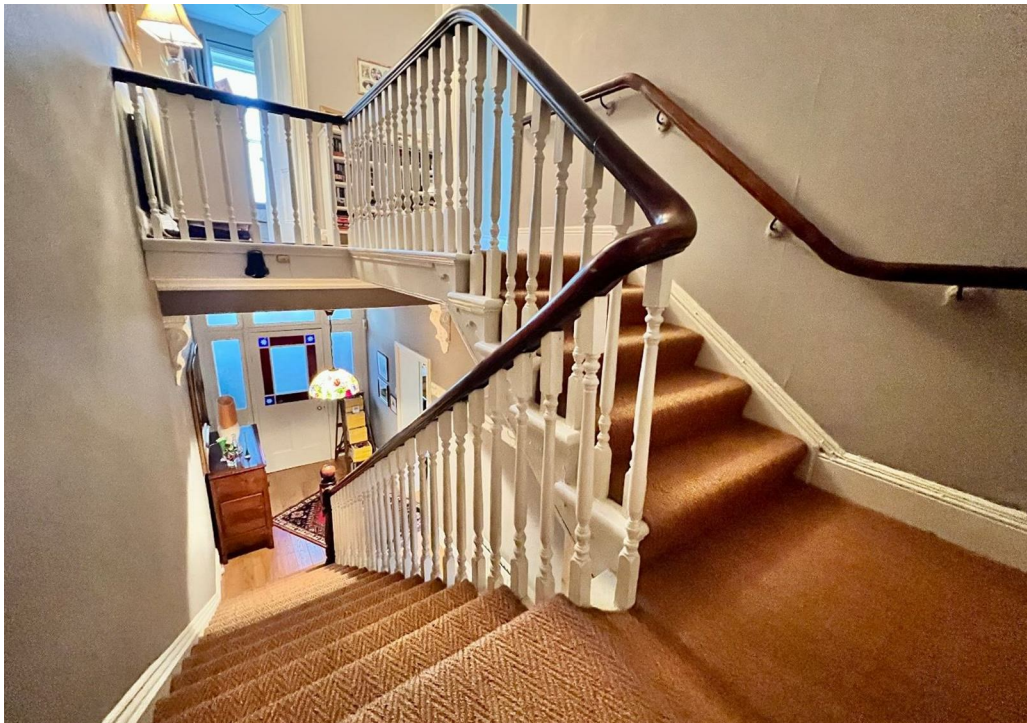












Location

Shincliffe Village, a charming and historic village just south of Durham City, offers a peaceful and picturesque setting with a strong sense of community, appealing to those looking for a quieter lifestyle within easy reach of urban amenities.

The village features a selection of local attractions, including a traditional pub, a quaint village hall, and scenic walking paths along the River Wear, which runs nearby. Residents enjoy a serene environment complemented by nearby green spaces, such as the beautiful Durham Botanic Garden and Shincliffe's own woodland paths, ideal for nature lovers.

While it has a tranquil rural feel, Shincliffe is just a short drive or bus journey to Durham City, where a full range of shops, restaurants, and cultural attractions are available. Excellent schooling options are also nearby, adding to its appeal for families. Transport links are convenient, with easy access to the A177 and A1 (M), as well as Durham's train station offering rail connections to major cities. Shincliffe's unique blend of village charm, local amenities, and close proximity to Durham makes it a desirable choice for buyers seeking a balanced lifestyle with both countryside and city benefits.

Entrance Vestibule

Hallway

Lounge

15'06 x 14'02 (4.72m x 4.32m)

Dining Room

15'04 x 12'11 (4.67m x 3.94m)

Breakfast Kitchen

17'08 x 11'11 (5.38m x 3.63m)

Utility Room

7'05 x 5'08 (2.26m x 1.73m)

Cloak/WC

Boat Room

7'08 x 5'11 (2.34m x 1.80m)

FIRST FLOOR

Master Bedroom

14'05 x 14'05 (4.39m x 4.39m)

Bedroom

15'09 x 13'0 (4.80m x 3.96m)

Bedroom

10'03 x 8'04 (3.12m x 2.54m)

Bathroom

7'08 x 7'01 (2.34m x 2.16m)

Shower Room

7'08 x 3'11 (2.34m x 1.19m)

SECOND FLOOR

Office

17'10 x 9'09 (5.44m x 2.97m)

Bedroom

17'10 x 12'09 (5.44m x 3.89m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 72 Mbps

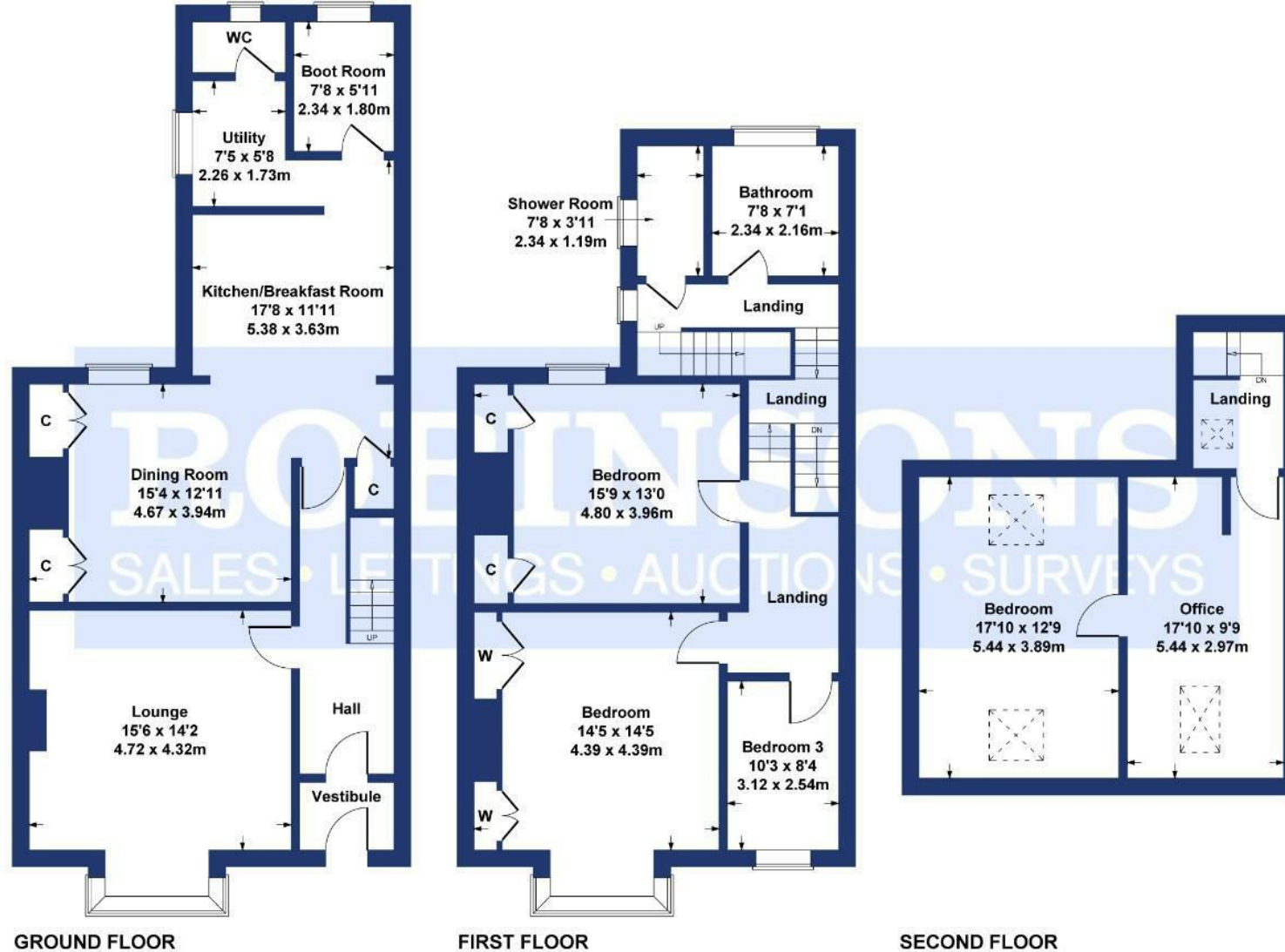
Mobile Signal/Coverage: Good





Wood View

Approximate Gross Internal Area
2078 sq ft - 193 sq m



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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(23-34)	E		
(13-22)	F		
(1-12)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		62	76

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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these









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