



Meldon Way, High Shincliffe, DH1 2PZ
3 Bed - Bungalow - Detached
£367,950

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**** Lovely Cul-De-Sac ** High Standard Throughout ** No Upper Chain ** Extended & Versatile Floor Plan ** Rarely Available ** Outskirts of Durham ** Double Glazing & GCH Via Combi Boiler ****

Inside, the property features an entrance hallway leading to a stunning fitted kitchen that seamlessly flows into the open-plan living, dining, and garden room. It includes three generously sized bedrooms and a main bathroom/WC equipped with a separate shower cubicle. Additionally, there is a study space and a second kitchen/utility area located at the rear of the garage. Outside, the property boasts gardens at the front, rear, and side, as well as a spacious driveway.

High Shincliffe is a highly regarded and sought after location, providing a peaceful setting whilst being close to Durham City. Whilst being within easy reach of the city and major road links like the A1(M) & A19 north and south, there is an array of countryside with riverside walks also easily accessible.

Local amenities close by include the Betty Bees cafe and the well regarded Rose Tree and The Avenue public houses/restaurants. There is also a well regarded Primary School in the local area.

The surrounding countryside offers many miles of trails for walking, riding, and cycling through woodland, fields and along the banks of the river Wear. Durham City offers a great mix of history, culture, shops, bars, and restaurants.



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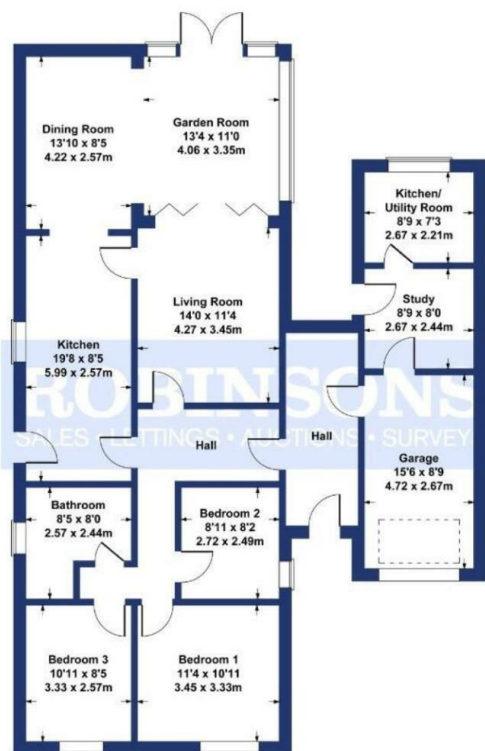
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Meldon Way
Approximate Gross Internal Area
1493 sq ft - 139 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(41-54)	E		
(21-40)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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