

Woodside, Shadforth, DH6 1LD
3 Bed - House - Detached
£250,000

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Woodside
Shadforth, DH6 1LD

No Upper Chain ** Stunning Detached Home ** Secluded Position ** Fabulous Ground Floor Extension ** Large Rear Garden ** Ample Parking & Single Garage ** Village Setting ** Outskirts of Durham ** Upvc Double Glazing & GCH Via Combination Boiler (2022) ** Must Be Viewed **

This beautifully designed home offers a welcoming entrance hall leading to a versatile reception or dining room, perfect for entertaining or family gatherings. At the heart of the property lies a stunning open-plan breakfast kitchen, seamlessly flowing into the living and dining area. Bi-fold doors flood the space with natural light and open directly onto the private rear garden and patio — ideal for relaxing or entertaining outdoors. The kitchen is fitted with a premium range of units and integrated appliances, combining style with practicality, while a separate cloakroom/WC adds everyday convenience.

Upstairs, three generously sized bedrooms provide comfortable accommodation for the whole family. The impressive principal suite boasts fitted wardrobes and a luxurious, remodelled en-suite shower room, creating a private retreat.

Enjoying a tucked-away position, this property also benefits from ample parking, a garage, and a large rear garden — offering the perfect blend of privacy, space, and modern living.

Shadforth is a charming village surrounded by rolling countryside, with a well-regarded pub and restaurant at its centre. Just minutes from Durham City Centre, it offers easy access to shops, dining, and cultural attractions while retaining a peaceful rural feel. Outdoor enthusiasts can enjoy nearby cycle routes and scenic walks, making it an ideal blend of countryside tranquillity and city convenience.












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GROUND FLOOR

Hallway

Reception or Dining Room
16'1 x 10'10 (4.90m x 3.30m)

Open Plan Breakfasting Kitchen, Living & Dining

Breakfast Kitchen
12'10 x 10'10 (3.91m x 3.30m)

Living Dining
19'11 x 11'11 (6.07m x 3.63m)

FIRST FLOOR

Bedroom
13'9 x 8'10 (4.19m x 2.69m)

En-Suite
7'3 x 4'7 (2.21m x 1.40m)

Bedroom
13'5 x 10'6 (4.09m x 3.20m)

Bedroom
11'2 x 7'3 (3.40m x 2.21m)

Bathroom
7'10 x 5'3 (2.39m x 1.60m)

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 7 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band D - Approx. £2,551 p.a
Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



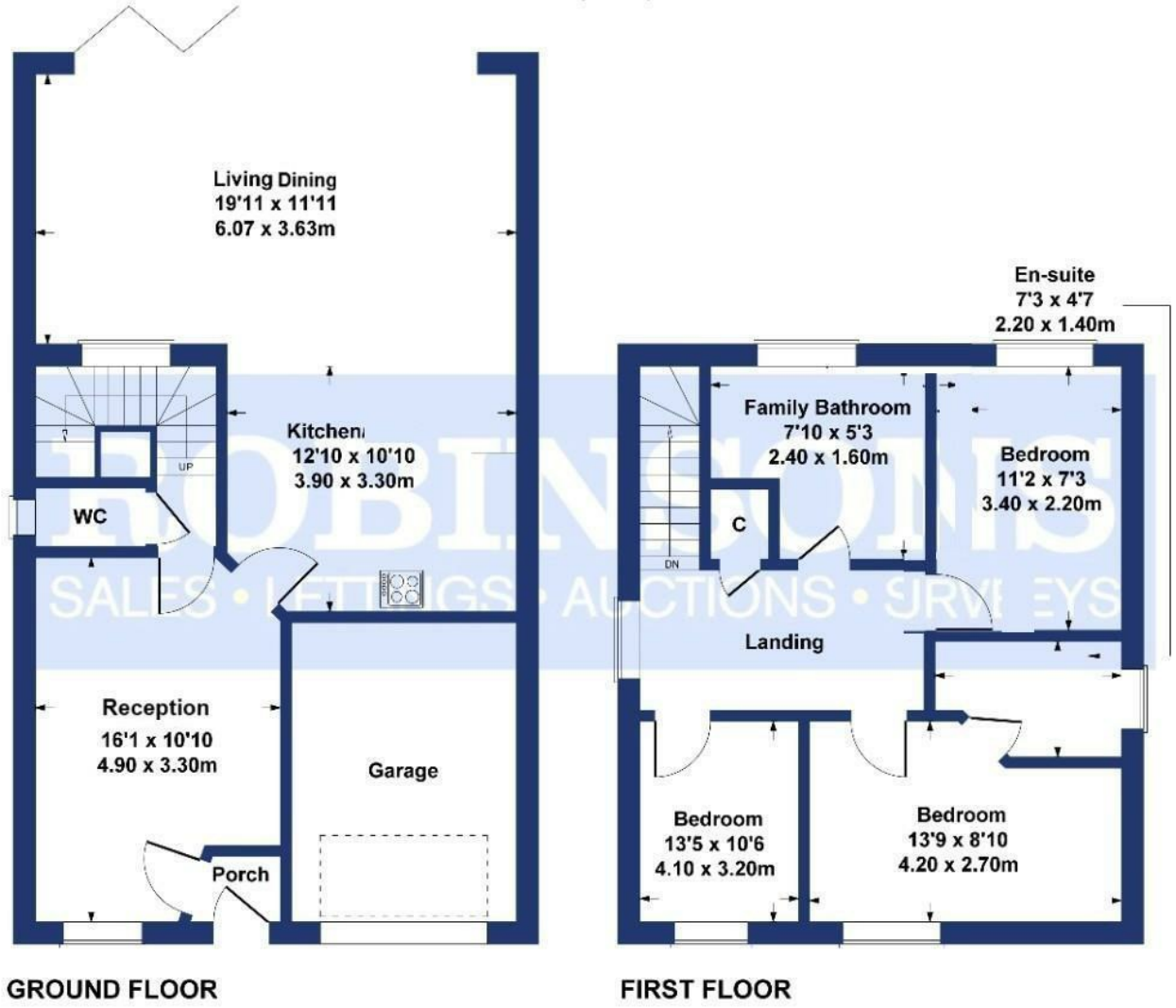






Woodside

Approximate Gross Internal Area
1173 sq ft - 109 sq m
(Excluding Garage)



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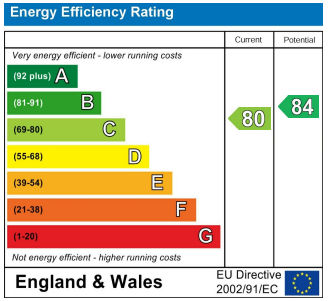
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025



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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

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