



St. Marys Drive, West Rainton, DH4 6SP
4 Bed - House - Detached
£315,000

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Lovely Position With Large Garden ** Well Presented Throughout ** Spacious Extended Floor Plan ** Double Garage ** Upvc Double Glazing & Gas Central Heating ** Pleasant Village Location ** Good Local Transport Links ** Ideal Family Home ** Early Viewing Advised **

The floor plan comprises;- entrance porch, hallway, cloak/wc, office/reception, comfortable lounge, lovely open plan breakfasting kitchen and garden room, separate dining room, useful utility room with door to the garage. The first floor has four bedrooms, master en-suite shower room/wc and family bathroom/wc. Outside there are front and rear gardens, with the front having a double driveway for ample parking and leads to the double garage. The rear garden is a good size, enclosed with pleasant patio areas.

There are a range of local shops and amenities available within West Rainton, with a more comprehensive range of shopping and recreational facilities and amenities available within nearby Houghton-le-Spring and Durham City Centre. West Rainton is well placed for commuting purposes as it lies adjacent to the A(690) Durham to Sunderland Highway making it accessible to other regional centres.

Ground Floor

Entrance Porch

Hallway

Lounge

14'09 x 11'07 (4.50m x 3.53m)

Dining Room

10'07 x 9'04 (3.23m x 2.84m)

Office / Reception

8'02 x 10'09 (2.49m x 3.28m)

Open Plan Breakfasting Kitchen & Garden Room

Breakfasting Kitchen

15'02 x 9'0 (4.62m x 2.74m)

Garden Room

12'10 x 9'04 (3.91m x 2.84m)

Cloak/WC

Utility Room

8'11 x 5'06 (2.72m x 1.68m)

Double Garage

17'01 x 16'11 (5.21m x 5.16m)

First Floor

Bedroom

11'06 x 13'04 (3.51m x 4.06m)

En-Suite

5'03 x 4'09 (1.60m x 1.45m)

Bedroom

11'11 x 9'11 (3.63m x 3.02m)

Bedroom

11'08 x 8'06 (3.56m x 2.59m)

Bathroom / WC

6'11 x 6'06

Tenure - Freehold

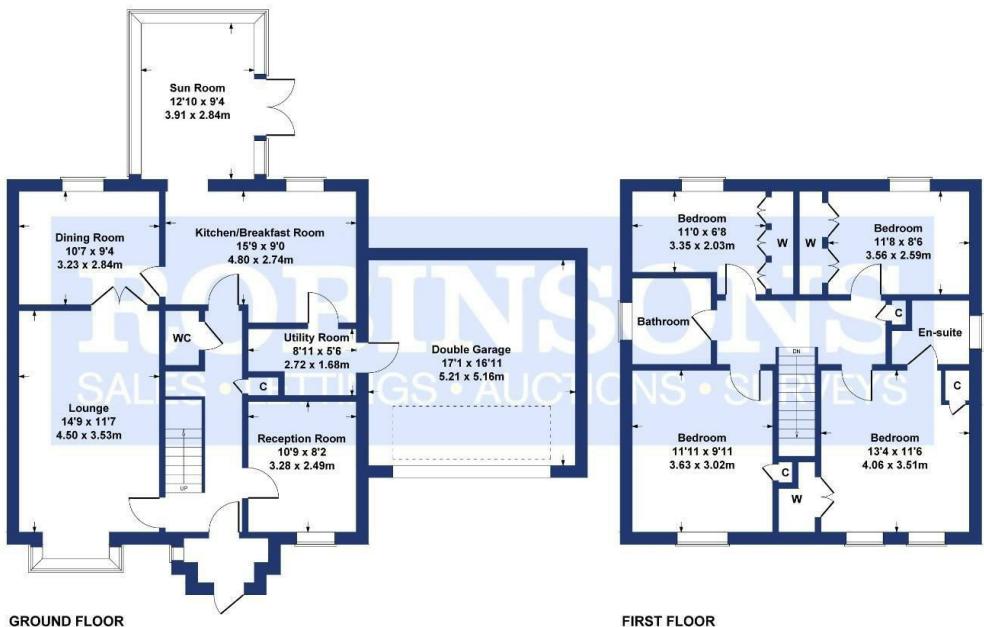
Council Tax Band E - Approx. £2693 PA



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St Marys Drive
Approximate Gross Internal Area
2036 sq ft - 189 sq m

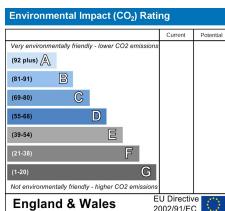
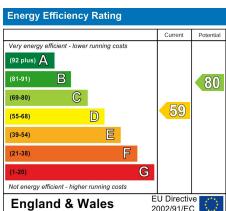


GROUND FLOOR

FIRST FLOOR

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. 2022



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