

Westerton Heights, Westerton, DL14 8DT
5 Bed - House - Detached
£595,000

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Westerton Heights
Westerton, DL14 8DT

Robinsons are delighted to offer for sale this stunning four-bedroom detached house is a true gem, boasting luxury and elegance in every corner.
As you step inside, you are greeted by five beautifully designed reception rooms, perfect for entertaining guests or simply relaxing with your family. The property offers four spacious bedrooms, providing ample space for a growing family or accommodating guests. The property has been finished to an exceptionally high standard, exuding quality and sophistication throughout.
With three modern bathrooms and ground floor cloakroom, there will be no more morning rush hours in this household.
The property also features immaculate, landscaped gardens, offering a tranquil retreat right at your doorstep, and one of the standout features of this property is the fabulous views it offers. Imagine waking up to picturesque vistas every morning, truly a sight to behold.
Parking will never be an issue with space for up to four vehicles, ensuring convenience for you and your guests.
The property benefits from LPG gas central heating via radiators and uPVC double glazing throughout.

In brief the accommodation on offer comprises: Spacious entrance hall, Lounge, Dining Room, Garden Room, Family Room, Study, Modern well fitted Kitchen, Walk in Pantry, Utility Room and Cloakroom to the ground floor, whist to the first floor there is a spacious landing, four exceptionally sized double bedrooms, two with en-suite, and modem family bathroom. An electric drop down ladder provides access to the loft space which has been converted to provide an additional useful area.

If you are looking for a home that combines luxury, comfort, and style, this detached house in Westerton Heights is the perfect choice. Don't miss the opportunity to make this exquisite property your own and enjoy the epitome of elegant living.






















SALTS
&
SOAPS





GROUND FLOOR

Entrance Hall
A bright spacious area entered via a solid oak door and with tiled flooring and solid oak return staircase top the first floor.

Study
12'10 x 9'6 (3.91m x 2.90m)
With fitted oak computer desk, floor units, drawers and wall shelving, and uPVC double glazed window to the front.

Lounge
17'8 x 14'5 (5.38m x 4.39m)
With feature fire surround housing a living flamed gas fire, and uPVC picture window/doors leading to the rear garden.

Garden Room
15'9 x 9'6 (4.80m x 2.90m)
With tiled floor which continues into the remaining ground floor rooms, floor to ceiling windows and doors leading to the rear garden, tiled floor, pitched glazed roof and walk through to the dining room.

Dining Room
10'6 x 9'6 (3.20m x 2.90m)
With floor to ceiling windows and doors to the rear garden, pitched glazed roof and oak steps leading to the family room.

Family Room/Kitchen
30'10 x 15'9 maximum (9.40m x 4.80m maximum)
With feature inglenook fireplace housing a Stove effect gas fire, two windows overlooking the garden to the side, and walk through to the kitchen. which is fitted with a comprehensive range of contemporary wall and base units having contrasting granite worktops and incorporating and range of NEFF integrated appliances, central island with gas hob with extractor hood and two windows to the front and side. A door leads into a very useful walk in pantry which has shelving and an American Style Fridge Freezer.

Utility
8'7 x 7'3 (2.62m x 2.21m)
Fitted with base units having contrasting worktops, single drainer sink unit, plumbing for an automatic washing machine, wall mounted gas central heating boiler, two windows and door leading to the side.

Cloakroom
Fitted with a low level WC, hand basin set into vanity unit , tiled flooring and window to the front.

FIRST FLOOR

Landing
With galleried banister and electrically operated hatch and drop down ladder leading to the converted loft space.

Bedroom 1
21'0 x 14'5 (6.40m x 4.39m)
A truly stunning, spacious, light and bright room with a range of fitted wardrobes and feature window offering breathtaking views across the rear gardens and the countryside beyond. a door leads to an en-suite which is fitted with a modern three piece suite comprising double walk in shower cubicle with mains fed shower, wash basin and WC set into vanity unit, illuminated wall mirror, tiled splash backs and flooring and opaque window to the rear.

Bedroom 2
18'1 x 14'9 (5.51m x 4.50m)
Another spacious room with windows to two aspects

Bedroom 3
13'2 x 11'10 maximum (4.01m x 3.61m maximum)
Another very good sized double room with fitted wardrobes having mirrored sliding doors and window to the rear again offering stunning open views.. A door leads to an en-suite which is fitted with a modern three piece suite comprising walk in shower cubicle with mains fed shower, wash basin set into vanity unit, low level WC, eye catching mosaic tiled splash backs, tiled flooring and opaque window to the rear.

Bedroom 4
14'5 x 9'1 (4.39m x 2.77m)
Again. another excellent sized double room with window to the front.

Family Bathroom
Fitted with a modern four piece suite comprising panelled bath, walk in shower cubicle with mains fed shower, wash basin set into vanity unit, low level WC, tiled splash backs and flooring, open shelved unit and opaque window to the side.

External
The front of the property is accessed via wrought iron double gates which lead to a large private block paved courtyard which allows parking for up to 4 vehicles and which leads to a double garage which has 2 electric up and over doors, power, lighting and pedestrian door to the rear. The front courtyard also houses an LPG storage tank. A wrought iron pedestrian gate gives access along the side of the house to the stunning, wall enclosed, rear garden which has been creatively designed and landscaped to give the maximum privacy and provide a lovely space to relax and take in the peace and quite of the surrounding countryside. The garden is mainly laid to lawns with well placed patio areas, mature shrubs and borders and fruit trees including apple, cherry, pear and fig. To the rear of the garage there is also a useful paved utility area for bins, washing line etc.

AGENTS NOTES
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: LPG Gas
Broadband: Basic 28 Mbps
Mobile Signal/Coverage: Average - Good
Tenure Freehold
Council Tax: Durham County Council, Band F £3512 min
Energy Rating: TBC

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.


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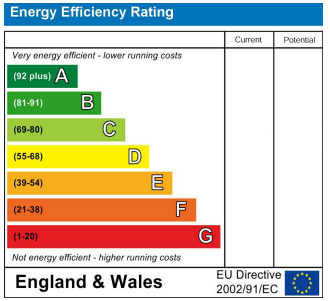

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024

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.



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