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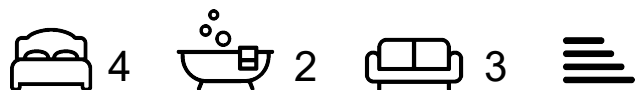
HERE TO GET *you* THERE



Brackenridge

Shotton Colliery, Durham, DH6 2QT

Asking Price £259,000



SPECTACULAR DETACHED RESIDENCE - An impressive four-bedroom detached executive home situated on Brackenridge, Shotton, offering beautifully presented accommodation, generous living spaces and an attractive enclosed rear garden. With three versatile reception rooms, a spacious breakfasting kitchen, a separate utility room and an en-suite to the principal bedroom, this substantial property offers an excellent balance of style, comfort and practicality for family living. An attractive block paved exterior, driveway and integral garage complete this superb home, which deserves an internal viewing to fully appreciate its space and presentation.



Entrance Hallway

A welcoming entrance that immediately sets the tone for the accommodation, with stylish wood-effect flooring, crisp neutral décor and a striking staircase with white balustrades and contrasting grey carpeting. The open outlook towards the landing above enhances the sense of space, creating an impressive first impression.

Cloakroom W/C

Conveniently positioned for everyday use and visiting guests, the cloakroom features a white WC and washbasin complemented by vanity storage, a tiled splashback and wood-effect flooring, providing a smart and practical finish.

Lounge 18'6" x 10'4" (5.66m x 3.16m)

A beautifully proportioned reception room offering ample space for generous seating arrangements, making it equally suited to relaxed family evenings and entertaining. The attractive front bay window draws in natural light, while the neutral colour scheme and wood-effect flooring create an elegant, contemporary feel. Glazed double doors connect with the dining room, allowing the living spaces to work wonderfully together.

Dining Room 10'5" x 9'2" (3.19m x 2.80m)

A dedicated dining room providing an inviting setting for family meals, dinner parties and special occasions. The tasteful décor and continuation of the wood-effect flooring create a cohesive finish, while glazed doors through to the garden room bring additional light and a pleasant connection with the rear of the home.

Garden Room 12'0" x 9'3" (3.66m x 2.84m)

A delightful additional reception space with extensive glazing framing views across the garden. Bright and welcoming, this versatile room offers an ideal place to enjoy a morning coffee, unwind with a book or create a second sitting area, with direct garden access making it particularly appealing for summer entertaining.

Breakfasting Kitchen 13'9" x 13'8" into recess (4.20m x 4.18m into recess)

Generously sized, the breakfasting kitchen provides space for cooking and informal dining together, creating a natural focal point for everyday family life. Its proportions offer excellent scope for enjoying leisurely breakfasts, catching up over coffee and preparing meals while spending time together.

Utility Room 8'5" x 5'1" (2.58m x 1.57m)

A valuable separate utility room featuring fitted storage, a work surface, sink and space for laundry appliances. An external door adds everyday convenience, while keeping household tasks separate from the main kitchen and entertaining areas.

Landing

The bright landing continues the home's attractive presentation, with white balustrades, soft grey carpeting and natural light enhancing the open feel. It provides access to all four bedrooms and the family bathroom.

Master Bedroom 13'4" x 10'8" (4.07m x 3.26m)

A spacious principal bedroom offering a comfortable retreat at the end of the day, with ample room for a double bed and accompanying furniture. Its generous proportions are complemented by the convenience of a private en-suite, creating a well-appointed main bedroom suite.

En-Suite 7'2" x 7'1" (2.19m x 2.18m)

Serving the principal bedroom, the en-suite provides a dedicated private washing space, adding comfort and convenience while easing demand on the family bathroom during busy mornings.

Second Bedroom 11'0" x 11'0" (3.37m x 3.36m)

A generously proportioned double bedroom with an almost square layout, allowing flexibility for furniture placement. Ideal for family members or overnight guests, this is a comfortable room with space to make it your own.

Third Bedroom 10'11" x 9'1" (3.35m x 2.77m)

Another well-sized bedroom offering room for a bed and accompanying furnishings, making it an attractive children's bedroom or welcoming guest room. Its proportions also allow flexibility for those looking to combine sleeping accommodation with a study area.

Fourth Bedroom 8'8" x 8'2" (2.65m x 2.49m)

A versatile fourth bedroom, ideal as a child's room, nursery or dedicated home office. For buyers working from home, it offers the opportunity to create a separate workspace while retaining three further bedrooms.

Family Bathroom 11'1" x 5'8" into recess (3.40m x 1.75m into recess)

Stylishly presented with contemporary grey tiling and contrasting dark fittings, the family bathroom features a bath with an overhead shower and glazed screen, alongside a washbasin set into vanity storage and a coordinating WC. A heated towel rail completes the room, creating an attractive and practical space for everyday use.

Garage

The integral garage adds valuable practicality, providing space for storage or garaging, subject to vehicle dimensions, with driveway parking to the front.

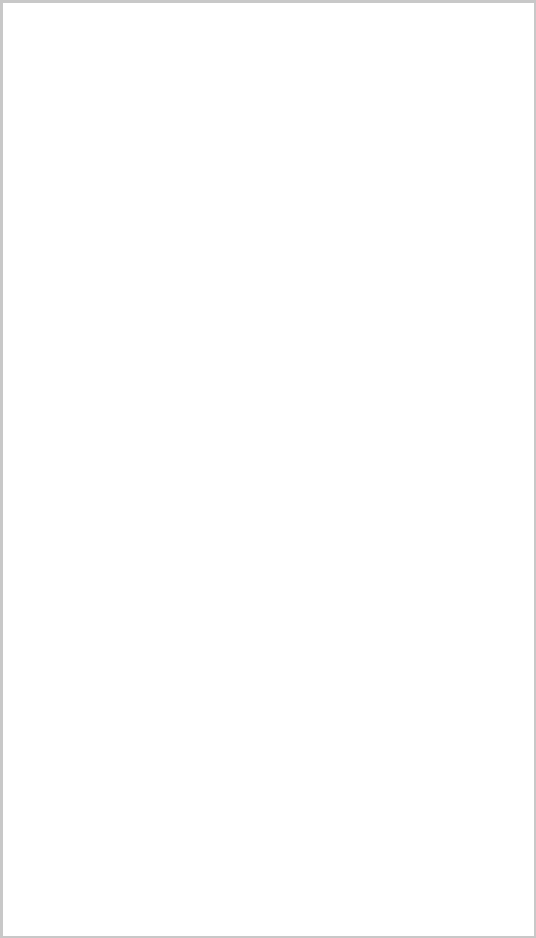
Outdoor Space

The attractive frontage combines a block-paved driveway suitable for two family vehicles and a campervan with a lawned garden and a sizable enclosed side garden, complementing the property's executive appearance. To the rear, an enclosed garden offers a lovely balance of lawn and paved patio, with established hedging providing a green backdrop and a welcome sense of seclusion. There is space for outdoor seating, alfresco dining and family enjoyment, while access from the garden room creates a natural connection between the indoor and outdoor living areas.

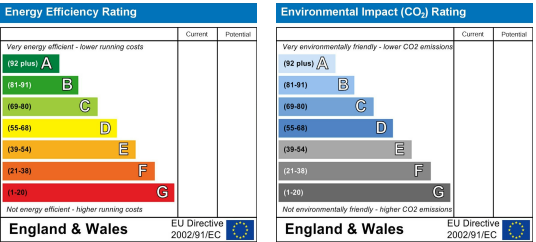
Area Map



Floor Plans



Energy Efficiency Graph



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