

EMMATT



RUNDLE

ESTATE AGENTS

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**10 CHANTRY PLACE, WEST RAINTON, H-L-S  
DH4 6PP**

3 Bed Detached Bungalow \* Large Prominent Site \* Double Garage

**£325,000**

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## DESCRIPTION

A spacious, three bedroom, detached bungalow standing on a very large prominent site with frontage providing parking for several vehicles, double garage and extensive private lawned garden to rear approximately 60 yards (54.86m) in length. The accommodation is generously proportioned with a light and airy living room, well appointed kitchen/dining room, master bedroom en-suite together with a conservatory with aspect over garden to rear. There is the benefit of gas central heating via combination boiler and UPVC double glazing.

## TENURE

Freehold

## SITUATION

Durham City centre lies approximately 5 miles away where there is a comprehensive range of shopping, recreational facilities and amenities. West Rainton is just off the A690 and so is ideally placed for commuting to Durham, Sunderland, the A1M motorway and other regional centres. The village itself has a range of shops and amenities alongside nearby Belmont and Carrville.

## ENTRANCE LOBBY

UPVC door

## LOUNGE

24' (7.32m) x 12' (3.66m)

Bow window, feature fireplace with inset fire, two radiators, double doors to kitchen/dining room



## KITCHEN/DINING ROOM

32'5" (9.88m) x 14'2" (4.32m)

Open plan with a range of wall & base units in light oak, co-ordinating work surfaces, inset 1½ bowl stainless steel sink unit, electric oven, integrated gas hob with extractor hood, integrated dishwasher, fridge & freezer, UPVC ceiling with downlighters, ceramic tiled walls, two radiators



## UTILITY ROOM

Plumbed for washer

## INNER HALL

Radiator

**UPVC CONSERVATORY**

11'2" (3.40m) x 9'7" (2.92m)

Vertical blinds, tiled flooring, door to garden



**BEDROOM 1**

13'2" (4.01m) x 12'1" (3.68m)

A range of fitted wardrobes, radiator  
French doors to garden

**EN-SUITE**

Shower cubicle with Mira combination shower,  
low level WC, hand basin, ceramic tiled walls,  
UPVC ceiling with downlighters, radiator



**BEDROOM 2**

11'2" (3.40m) x 9'7" (2.92m)

Fitted wardrobes, storage cupboard,  
radiator, French doors to garden

**BEDROOM 3**

10'3" (3.12m) x 8' (2.44m)

Storage cupboard, radiator, French doors  
with access to conservatory

**BATHROOM/WC**

Shower cubicle with thermostatic shower, low  
level WC, hand basin, ceramic tiled walls, radiator



## EXTERNAL

### DOUBLE GARAGE

15'10" (4.83m) x 15'6" (4.72m)  
Electric roller door, power & light,  
water tap

### GARDENS

Lawned garden to front with hedging and block paved parking for several vehicles, large lawned garden to rear extending approximately 60yds (54.86m) in length, with patio, shed & summerhouse



### GENERAL

Carpets & blinds included. EPC rating D

### VIEWING

By Appointment with Agent



## 10 Chantry Place

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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