

TOAST
ESTATES

PROPERTY BROCHURE



14 Latimer Way, Durham, DH6 1BU

- Detached House
- Popular Area
- Four Bedrooms
- Two Reception Rooms
- Garage Conversion
- Utility, WC & En-suite
- Driveway, Front & Rear Gardens
- Gas Central Heating, Double Glazing

Toast Estates
3 Rennys Lane, Durham, DH1 2RW
enquiries@toastestates.com
0191 380 2460

14 Latimer Way

£265,000

Property Description:

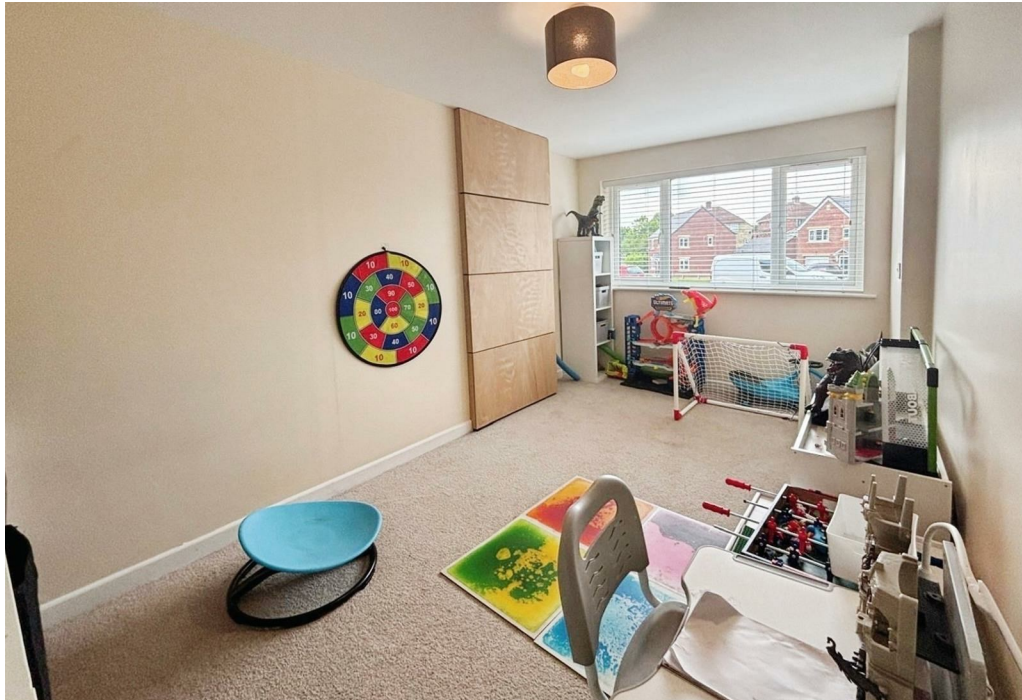
This modern detached house on Latimer Way offers a perfect blend of comfort and style. With four spacious bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families seeking both space and convenience.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertainment. The open plan kitchen and dining area is a highlight, designed for modern living and perfect for family gatherings or hosting friends. Additionally, a utility room adds practicality to daily chores, ensuring that the home remains organised and efficient.

The property features three well-appointed bathrooms, catering to the needs of a busy household. Parking is made easy with space for one vehicle, and the garage conversion offers extra versatility, whether you choose to use it as a home office, gym, or additional storage.

Situated in a popular area, this home is not only a comfortable retreat but also conveniently located near local amenities and transport links. With its modern design and thoughtful layout, this property is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this delightful house your new home.





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Entrance Hall

Via a Composite door, stairs to 1st floor, radiator

Living Room

Double glazed window to front, wood effect flooring, inset feature electric fire, double doors to kitchen, radiator

Play Room

Double glazed window to rear, under stair storage

Kitchen/Diner

Double glazed French doors and double glazed window to rear. Wood flooring. Range of base, wall and drawer units with complementing heat resistant work surfaces incorporating a 1 1/2 bowl stainless steel sink unit, 4 ring gas hob with electric oven below and filter hood above, integrated fridge/freezer, integrated dishwasher, radiator

Utility Room

Composite door to rear. Heat resistant work surface with space under for washing machine and dryer, shelving, radiator, door to:

Cloakroom/WC

Double glazed window to side, low level WC, pedestal wash hand basin, radiator

First floor - Landing

Bedroom One

Double glazed window to front, radiator, over stair cupboard

En-suite

Double glazed window, shower cubicle with mains fed shower, pedestal wash hand basin, low level WC, radiator, tiled to shower area and 1/2 tiled walls

Bedroom 2

Double glazed window to front, radiator

Bedroom 3

Double glazed window to rear, radiator

Bedroom 4

Double glazed window to rear, radiator

Bathroom

Double glazed window to rear. White suite comprising paneled bath, pedestal wash hand basin, low level WC, 1/2 tiled walls, extractor fan

External

Block paved driveway and lawned garden to front. Rear garden is mostly laid to lawn, paved patio area with built in seated area




Local Authority: Durham County Council

Council Tax Band: D

Directions



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Contact Us

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