TOAST ESTATES

PROPERTY BROCHURE



16 Kirkstone Drive, Durham, DH1 1AH

Toast Estates
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16 Kirkstone Drive

£270,000

Property Description:

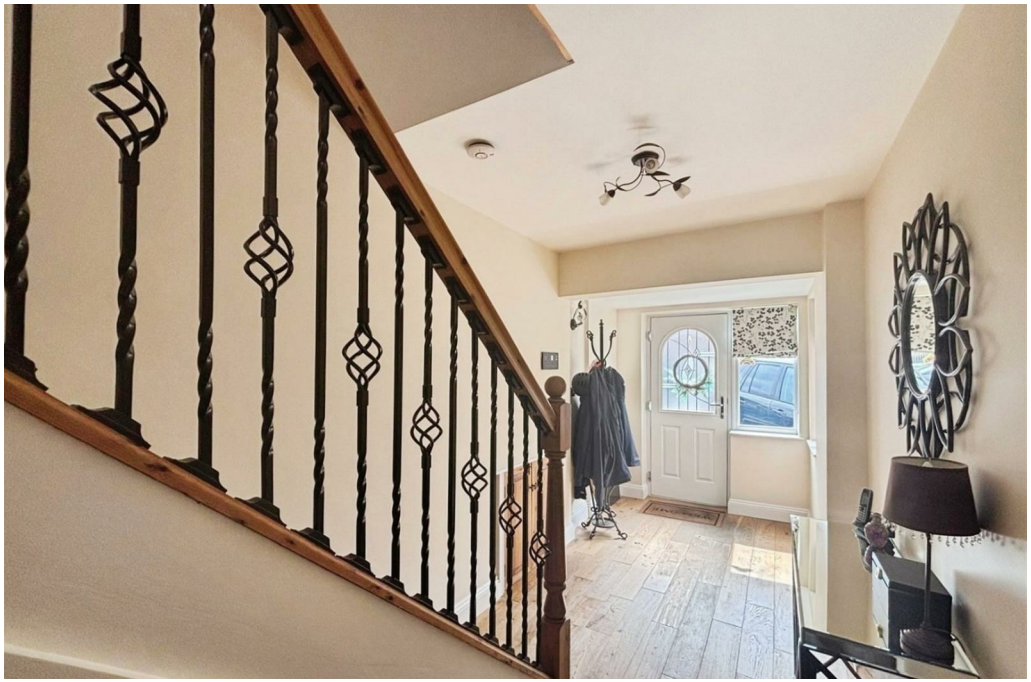
This extended semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two reception rooms provide versatile areas for relaxation and entertainment, making it ideal for hosting gatherings or enjoying quiet evenings at home.

Having been extended and greatly improved over the years by the current owners, including a new roof in 2025.

The interior is very well presented, showcasing a blend of contemporary style and homely charm. The thoughtful layout maximises natural light, creating a warm and inviting atmosphere throughout. And comes with the added benefit of white goods and built in wardrobes, plus a hot tub for al-fresco relaxation.

Additionally, the property features a garage, providing secure parking and extra storage space. The sought-after location enhances the appeal, with local amenities, schools, and parks within easy reach, making it a perfect choice for those seeking a vibrant community.

This delightful home on Kirkstone Drive is not just a property; it is a place where memories can be made. This house is sure to meet your needs and exceed your expectations.









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Entrance Hall
Via a composite door with side light and double glazed window to side, meter cupboard, stairs to 1st floor, shoe cupboard and understair cupboard, engineered Oak flooring, radiator

Living Room
Double glazed window to front, coving, radiator, engineered oak flooring, faux wood fire surround, chimney recess with wood burning stove, open to:

Dining Room
Engineered Oak flooring, radiator, open to:

Snug
Double glazed French doors with matching side lights to rear, engineered Oak flooring

Kitchen
Double glazed door and double glazed tri-fold doors to rear garden. Range of base, wall and drawer units with complementing heat resistant worksurfaces, central island incorporating a recessed sink with mixer tap, recess housing Range style cooker, plumbing for dishwasher and washing machine, space for American style fridge, tiled flooring, tiled splashbacks, spotlights to ceiling, radiator

Cloakroom/WC
White suite comprising a low level WC, wash basin in vanity unit, tiled floor, 1/2 tiled walls

Landing
Double glazed window to side, built in cupboard, doors to:

Bedroom One
Double glazed window to front, range of built-in wardrobes with sliding doors, radiator

Bedroom Two
Double glazed window to rear, radiator, wardrobes included

Bedroom Three
Double glazed window, overstair cupboard, radiator, (shelving units included)

Bathroom
Double glazed window to rear, concealed flush WC and wash basin in vanity unit, walk-in shower with curved glass screen, underfloor heating

Attached Garage
Roller shutter door, power and light

Externally
Impressed concrete double width driveway suitable for two vehicles, small area of gravel with mature planting to the front. To the rear is a York stone patio area, lawn with mature borders, decked area with large timber shed and a raised plinth with wooden gazebo over Hot Tub (included in sale).

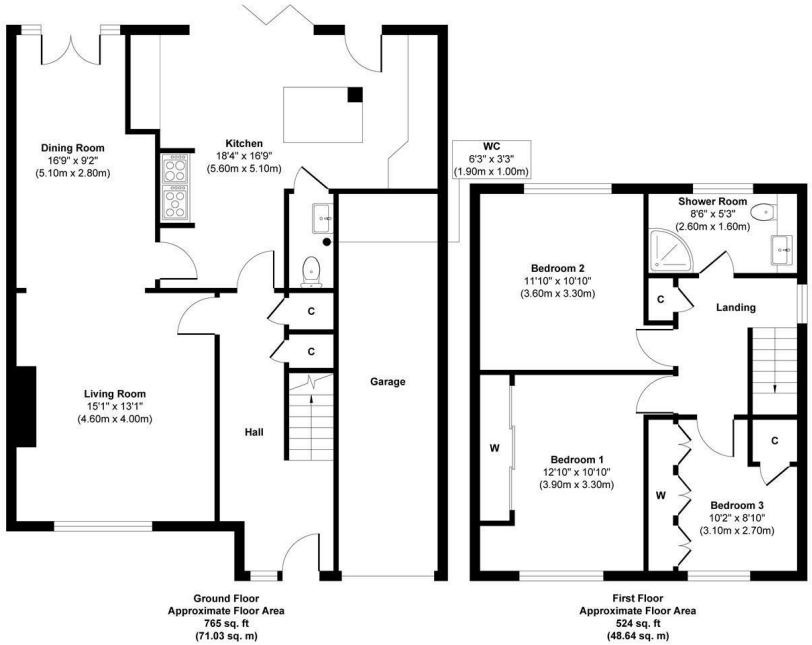








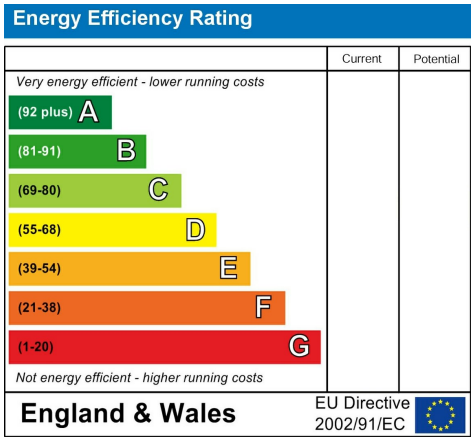




Approx. Gross Internal Floor Area 1289 sq. ft / 119.67 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

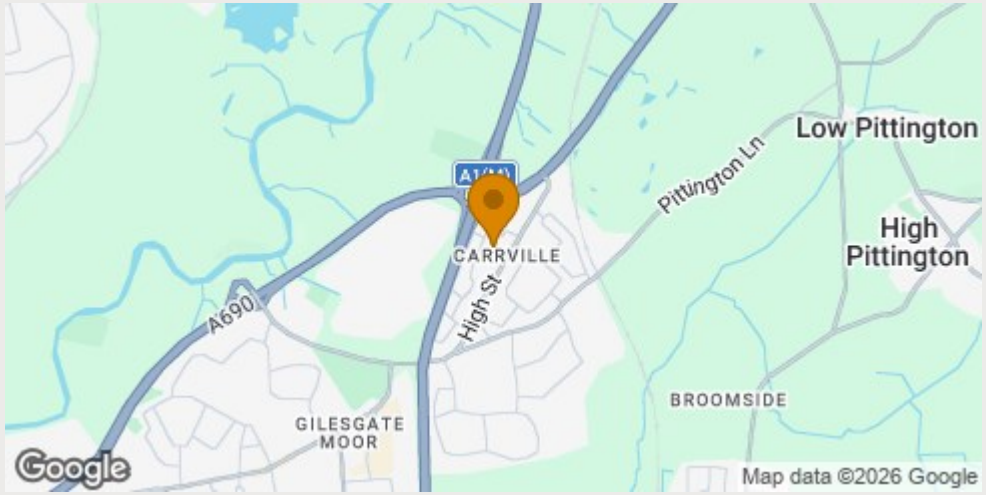
Produced by Elements Property



Local Authority: Durham County Council

Council Tax Band: C

Directions



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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