

# 11 Sniperley Grove

Durham, DH1 5AA

£230,000



Traditional three bedroom semi-detached home situated on the periphery of Durham City Centre.

This well presented home benefits from open views to the front and the privacy of not been overlooked at the rear.

Spacious living accommodation comprises, in brief, entrance hall, downstairs cloakroom, dining room, open plan lounge/garden room and fitted kitchen to the ground floor. The first floor comprises three bedrooms, the master with feature walk-in bay window, and recently fitted bathroom. This home features gas central heating and benefits from UPVC double glazing and an intruder alarm.

Externally to the front is a wall enclosed garden with driveway leading to a detached garage. The rear garden features a raised decking, made from compressed polystyrene for easy maintenance, is mostly lawned, and has a range of colourful plants and shrubs to the borders.

## Ground Floor

### Entrance Hall

Enter via a part glazed UPVC external door. Stairs lead off to the first floor. Access to downstairs wc, lounge/garden room, dining room and kitchen. Stairs lead off to the first floor. Understair storage cupboard. Double central heating radiator.

### Downstairs wc

Fitted two-piece cloakroom suite comprising wall mounted basin and wc.

### Dining Room

11'5" x 10'6" The focal point to the lounge is a brick built decorative fireplace with conglomerate marble hearth. Feature walk-in bay window. Double central heating radiator.

### Lounge/Garden Room

21'1" x 9'6" Spacious reception room with access at the rear onto a raised decking area. The garden room features a velux window providing ample light. Open views from the rear. The focal point to the lounge is a living flame coal effect gas fire with marble back panel, marble hearth and decorative surround. TV point.

### Kitchen

15'5" x 6'7" Fitted kitchen featuring a range of wall and base units with white fascias. A stainless steel one and a half bowl and drainer kitchen sink is inset to worktop with a tiled splashback. Cooking facilities are provided for with a built-in double oven and inset four-burner gas hob. Plumbing available for an automatic washing machine and dishwasher. Double central heating radiator. A UPVC part glazed external door provides access to the rear garden.

## First Floor

### Landing

Loft access provided via hatch.

### Bedroom One

11'11" x 10'5" Situated to the front of this home with feature walk-in bay window benefitting from open views. Fitted wardrobes with over bed bridging unit. Central heating radiator.

### Bedroom Two

13'7" x 8'10" Situated to the rear of this home benefitting from open views. Fitted airing cupboard to alcove. Central heating radiator.

### Bedroom Three

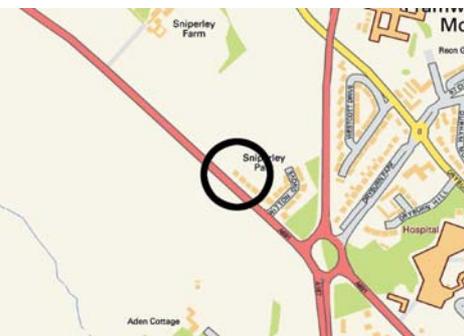
8'6" x 7'7" Situated to the rear of this home benefitting from open views. Central heating radiator.

### Bathroom

Recently fitted fully tiled bathroom featuring a three-piece suite comprising basin inset to vanity unit, wc and straight panelled bath with power shower over and shower screen. Inset halogen spotlights flush to UPVC cladding on the ceiling. Double central heating radiator.

### Exterior

Externally to the front is a wall enclosed garden with driveway leading to a detached garage. The rear garden features a raised decking, made from compressed polystyrene for easy maintenance, is mostly lawned, and has a range of colourful plants and shrubs to the borders.



3A Old Elvet  
Durham City  
Co. Durham  
DH1 3HL

t. 0191 384 1222  
e. durham@reedsrains.co.uk

**Reeds Rains**  
The Estate Agent



www.reedsrains.co.uk



11 Sniperley Grove

Durham, DH1 5AA

Reeds Rains

The Estate Agent