

**Derwent Rise, Durham, DH9 7EE,**

**£825 pcm**



### Features

- Solar Panels and electric car charging point
- Garage
- Highly sought after location
- Fully enclosed garden to rear
- Well presented throughout

### Full Description

**Living and Dining room** 18' 9" x 11' 6" (5.72m x 3.50m)

This wonderful home benefits from a well proportioned living and dining room which benefits from a feature fire which is the focal point of the room. A large window allows plenty of natural light into the room, further accentuating the feeling of space. French doors lead out on to a decked area of the fully enclosed rear garden, creating a space that is perfect for a summer barbecue and further extending the living space this fabulous home provides. The open plan living / dining area reflects the modern lifestyle, and once again creates the perfect space for entertaining. It is a very sociable home.

**Kitchen** 6' 1" x 10' 7" (1.86m x 3.22m)

A good sized kitchen which provides an ample range of base and wall units. The modern units contrast strikingly with the contemporary worktops and tiles, creating a very sophisticated and stylish feel which is reflective of the rest of the property. A large window allows plenty of natural light into the room, making it feel bright and airy.

**Downstairs WC**

An essential for any modern home, the property benefits from a downstairs toilet.

**Garden**

This lovely home benefits from a fully enclosed, low maintenance garden to the rear, which has a decked area as well as a lawn. The garden further extends the living space the property provides, and is the perfect place for hosting a summer barbecue.

**Garage**

The property benefits from an integral garage, which can be accessed from the home.

**Master Bedroom** 11' 9" x 9' 5" (3.58m x 2.88m)

A stunning master bedroom which has been tastefully decorated. The room is extremely well proportioned and is bright and sunny. One of the nicest features of this room is the way in which the double integrated wardrobes are situated, as it makes it feel like a separate dressing area which leads you through to the En-suite.

**En-suite**

An essential amenity for the modern lifestyle, the home benefits from En-suite facilities to the master bedroom.

**Bedroom 2** 8' 8" x 8' 2" (2.65m x 2.50m)

A well proportioned room which benefits from an integrated wardrobe. A large window allows plenty of natural light into the room, creating a calming and peaceful environment.

**Bedroom 3** 8' 6" x 9' 9" (2.59m x 2.98m)

The third bedroom is a huge asset to the home, as the dimensions of it allow the property to provide versatile living accommodation that is easily adaptable to any lifestyle, as the room can be used for a multitude of purposes including a well proportioned third bedroom, guest room, home office or nursery etc.

**Bathroom** 6' x 7' (1.83m x 2.14m)

A contemporary bathroom which benefits from a modern white suite.

### Contact Us

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