



Blackcliffe Way, Bearpark

Durham



Offers in In Excess of £200,000



Blackcliffe Way

Bearpark, Durham

A well-presented modern detached family home, ideally positioned on a generous corner plot within this popular and established development in Bearpark, approximately three miles west of Durham City. Originally designed as a four-bedroom property, the accommodation has been thoughtfully converted to provide three more spacious bedrooms, creating an ideal family home with comfortable and versatile living space.

The property is approached via a large driveway providing ample off-road parking and access to the garage. A welcoming entrance porch leads into the spacious lounge/diner, which provides an excellent main living and entertaining space, with French doors opening onto the rear garden.

The kitchen is well equipped with a range of stylish Shaker-style wall and floor units, complemented by an electric oven and induction hob, creating a practical and attractive space for everyday family living.

An open staircase rises from the lounge to the first-floor landing, providing access to the principal bedroom with its own en-suite shower room, two further bedrooms and a beautiful contemporary family bathroom.

Externally, the property occupies a desirable corner position, with the generous driveway providing excellent off-road parking. The garage offers useful additional parking and storage, while the garden provides an attractive outdoor space for relaxing and entertaining.

Available with no onward chain, this attractive detached home is presented in ready-to-move-into condition and offers spacious and versatile accommodation in a



The property benefits from a new gas central heating boiler installed in 2024, radiators throughout, UPVC double glazing and Venetian blinds.

Bearpark is a popular village situated approximately three miles west of Durham City and offers a range of local amenities including a Co-op supermarket, primary school, nursery and health and leisure facilities. Regular bus services provide convenient access into Durham, while the A167 is only a short drive away, offering excellent road links throughout the region. The surrounding countryside also provides a variety of public footpaths and bridleways, ideal for walking and enjoying the local area.

Porch

3'11" × 4'8" | 1.22 × 1.43 m

Lounge/Diner

11'10" × 22'0" | 3.63 × 6.71 m

Kitchen

12'5" × 7'1" | 3.80 × 2.18 m

Landing

15'0" × 5'11" | 4.59 × 1.80 m

Bedroom 1

11'11" × 8'7" | 3.38 × 2.64 m

En-Suite

5'6" × 2'6" | 1.69 × 0.76 m

Bedroom 2

14'9" × 7'2" | 4.52 × 2.20 m

Bedroom 3

9'5" × 8'7" | 2.89 × 2.63 m

Bathroom

5'7" × 6'1" | 1.71 × 1.86 m

Garage

8'6" × 16'4" | 2.61 × 4.99 m





FRONT GARDEN

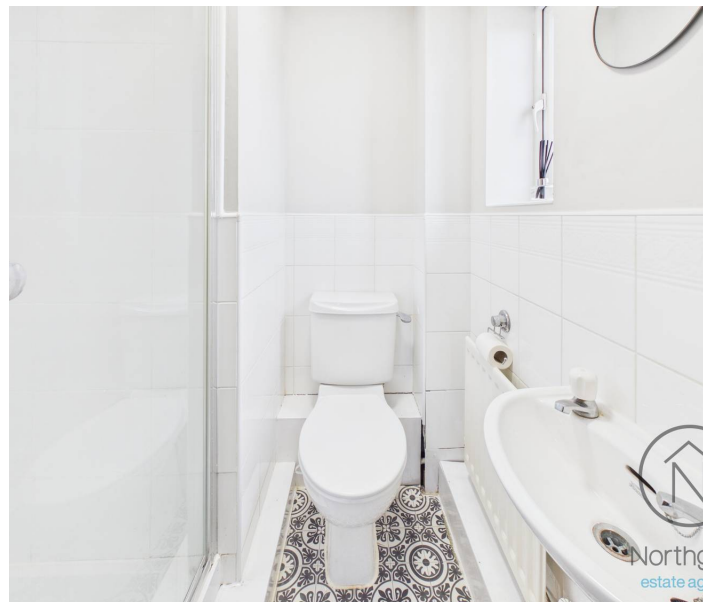
REAR GARDEN

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces









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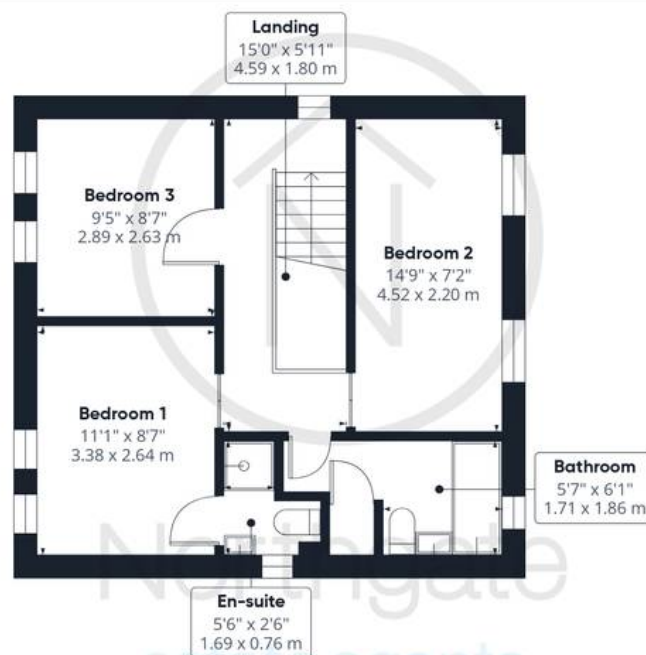


Ground Floor

Approximate total area⁽¹⁾

940 ft²

87.5 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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