

# Finest

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Prospect House

10 The Closes | Edmumbysers | County Durham



“A beautifully presented stone-built detached house with generous accommodation, contemporary interiors and ample parking”

## The Property

Set within the attractive County Durham village of Edmundbyers, Prospect House is a substantial stone-built detached house offering generous accommodation arranged across three floors. Beautifully maintained and presented with a contemporary finish throughout, the house combines well-proportioned reception space with six bedrooms, four bathrooms and a practical layout suited to both family life and entertaining.

The entrance hall provides a central introduction to the ground floor, opening into a spacious sitting room where a feature fireplace creates a natural focal point. Large windows bring in excellent natural light, while the proportions allow for generous seating without compromising the sense of space.

An adjoining family room provides a more informal second reception space, equally suited to everyday living, television or a children's room, adding useful flexibility to the ground-floor accommodation.

The kitchen and dining room is particularly generous, combining a contemporary fitted kitchen with ample space for a substantial dining table. Modern cabinetry provides extensive storage and preparation space, complemented by integrated appliances and a practical arrangement for day-to-day use. The dining area sits comfortably alongside, creating an inviting setting for both informal meals and entertaining.



A separate utility room provides additional storage and laundry space, while a cloakroom/WC completes the ground floor.

The first floor is arranged around five well-proportioned bedrooms, one of which is currently used as a study. Two bedrooms benefit from their own en-suite facilities, while the remaining rooms are served by a modern family bathroom, giving the floor considerable flexibility for family members, guests or home working.

The principal bedroom occupies the second floor, creating a private suite away from the remainder of the accommodation. Generously proportioned and incorporating extensive fitted storage, it is accompanied by a separate shower room, together forming an excellent principal bedroom arrangement.

## Externally

Prospect House is approached by a private driveway providing off-road parking for three vehicles, together with an EV charging point and access to the integral single garage. To the rear, the enclosed garden has been designed with ease of maintenance in mind, with an artificial lawn and paved patio providing a straightforward outdoor seating and dining area.





Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Postcode Council Tax EPC Tenure

DH8 9NH

Band F

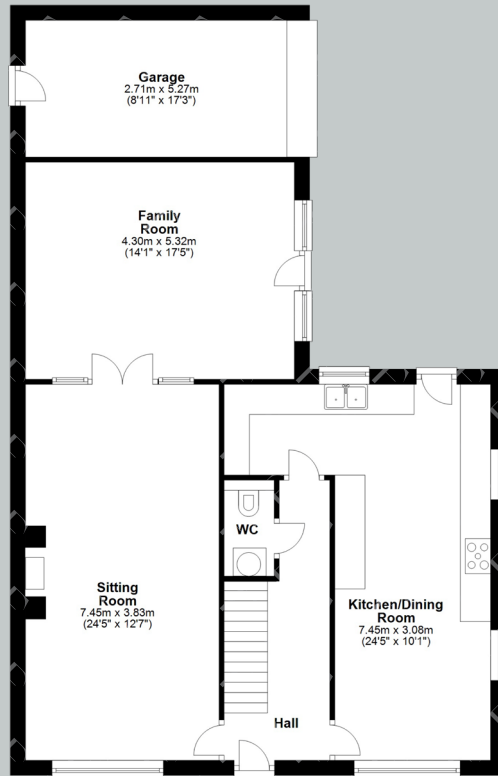
Rating C

Freehold

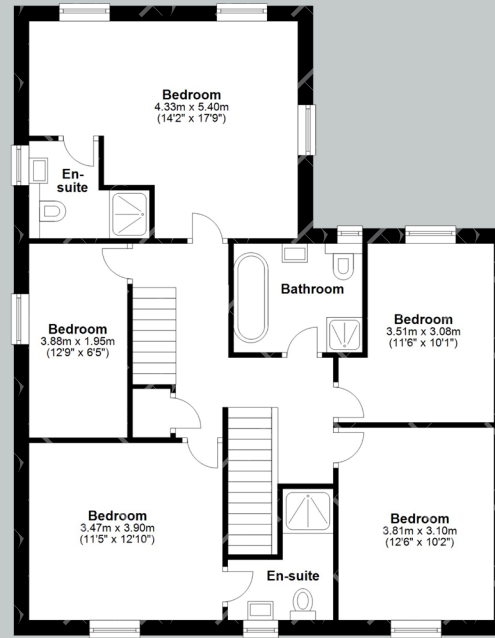
## Services

Mains electricity, water and drainage. Oil Central Heating.

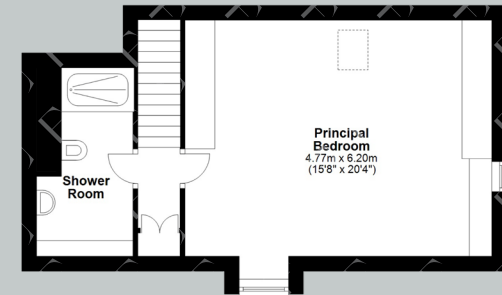
# Floor Plans



Ground Floor



First Floor



Second Floor

Total area: approx. 241.9 sq. metres (2603.4 sq. feet)

# Finest

Viewings Strictly by Appointment



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