

**BRUNTON\***  
RESIDENTIAL



**VICTORIA TERRACE, LANCHESTER**

**£260,000**

# BRUNTON

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## RESIDENTIAL





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Brunton Residential are pleased to present this four-bedroom mid-terrace property, situated in the popular Lanchester village.

This well-designed three-storey home offers flexible and generous living space, ideal for modern family life. The ground floor features a welcoming entrance porch, a comfortable lounge, a spacious kitchen/diner, and a separate snug, complemented by a practical utility area. The first floor provides three bedrooms, including a master bedroom with en-suite, along with a family bathroom. The second floor adds a further large bedroom with additional storage, making it perfect as a guest suite, home office, or private retreat. Thoughtfully laid out across all levels, this home balances everyday comfort with versatile living space.

Lanchester is a charming village in the county of Durham, located approximately 8 miles southwest of Durham City. With a population of around 1,500, the village is well regarded for its picturesque countryside setting, historic character, and strong sense of community. A wider range of amenities can be found nearby in Corbridge, Hexham, and Shotley Bridge, while Newcastle, Durham, and excellent transport links are all easily accessible, making Lanchester an ideal balance of rural living and convenience.

Families are well catered for with local schooling options. Lanchester All Saints Church of England Primary School serves the village and is highly regarded for its supportive environment and strong community links. For secondary education, a range of highly regarded schools and academies can be found in nearby towns and villages, with easy access by road, providing excellent choices for families with older children.



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Accessed via the rear entrance, which serves as the main entrance to the property, double glazed glass doors open into a generous entrance porch an ideal space for coats and footwear.

From the porch, you are led into a cosy snug which flows seamlessly into the kitchen. The kitchen is fitted with contemporary shaker-style wall and base cabinetry, complemented by elegant marble work surfaces, range cooker with 5 induction hob, along with a Belfast sink and refined finishes throughout. Beyond the kitchen, the hallway leads to the lounge, a beautifully presented room rich in character, featuring a striking fireplace with bespoke built-in cabinetry to either side, along with access to the front entrance.

To the first floor, the family bathroom is positioned straight ahead and comprises a P-shaped bath, walk-in shower, WC, wash hand basin with integrated storage and a stylish iron bar heated towel rail.

This level also offers two well-proportioned bedrooms, including a bedroom with a sleek, modern en-suite shower room, alongside a further bedroom currently utilised as a study or single bedroom.

The second floor provides a versatile attic room, ideal as a home office, additional reception room or relaxing retreat.

Externally, the property enjoys gardens to the front and rear, offering flexible outdoor space, raised flower beds, shed and a greenhouse along with two external parking spaces. The back of the property also benefits from a pedestrianised lane where the residents can utilise this space for laundry lines, or climbing gym.



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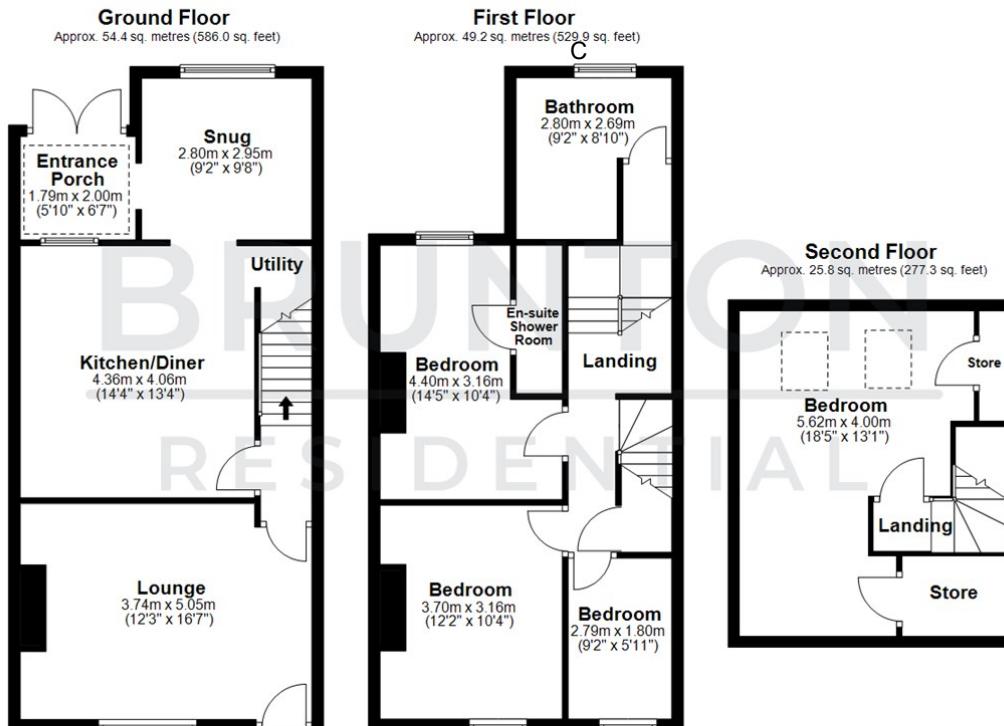
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Durham County Council

COUNCIL TAX BAND : C

EPC RATING : D



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC