



Brandon Village, Durham, DH7 8SU
4 Bed - House - Detached
Asking Price £425,000

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Brandon Village Durham, DH7 8SU

* VERY RARE OPPORTUNITY * WONDERFUL ELEVATED POSITION WITH GORGEOUS VIEWS * EXTENSIVE GARDENS * LARGE, WELL PROPORTIONED ROOMS * IDEAL FOR FAMILIES * MUST BE VIEWED *

Situated in arguably one of the most desirable villages in County Durham, and occupying an elevated position with stunning panoramic scenic views, we have the pleasure of offering for sale this rarely available, individually built family home. Positioned on a large plot with extensive driveway and gardens, the property should suit the needs of most buyers.

Internally the property briefly comprises of: entrance porch, hallway, large inviting living room with dual aspect windows, separate dining room, fitted kitchen, downstairs WC, sitting room, and a useful utility / washing room. On the first floor there is an impressive landing, four double bedrooms (the master having a re-fitted en-suite), and a family bathroom. Externally to the front of the property there is a driveway providing ample off-street car parking. This in turn leads to a double garage with electric door. To the rear of the property there is a stunning lawned garden with several patio areas and a summer house.

Brandon Village is a small and pleasant semi-rural village consisting of a variety of housing adding to its charm and interest. There are local neighbourhood shops available within Brandon as well as nearby Langley Moor and Meadowfield, with more comprehensive shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 4 miles distant. It is within a few minutes drive of the A(690) Highway which offers access to Willington and Crook to the West and Durham City and the A(167) Highway to the East.

Properties of this size and standard are seldom available to the open market and we would strongly urge for an early internal inspection to fully appreciate the accommodation on offer.











Ground Floor

Entrance

Reception Porch

UPVC framed double glazed windows, ceramic tiling to the floor, further double glazed window.

Reception Hallway

Brazilian Mahogany staircase accessing the first floor, Brazilian Mahogany downstairs doors, 3 radiators, cloakroom cupboard housing NACOSS approved burglar alarm system with remote control and with a maintained contract.

Kitchen / Breakfast Room

15'8 x 9'5 (4.78m x 2.87m)

2 UPVC framed double glazed window, UPVC door accessing the side of the property, double radiator, full range of base and wall units finished in solid Oak, breakfast eating area, heat resistance worktops, beamed ceiling, stainless steel one and a half sink with mixer tap, glazed tiling to splash work areas, gas hob, integrated deep fryer, integrated electric oven, integrated microwave, integrated fridge, plumbing for dishwasher

Dining Room

13'5 x 10'9 (4.09m x 3.28m)

UPVC framed double glazed door accessing the rear garden, UPVC framed double glazed window, radiator

Lounge

17'8 x 17'7 (5.38m x 5.36m)

UPVC framed double glazed windows, UPVC framed double glazed French doors accessing the rear garden, 2 radiators, Mahogany Adam Style fireplace, with marble inset and hearth, living flame gas fire, decorative coving, ceiling rose, 2 wall lights and 2 illuminated feature alcoves, hard wired for broadband/TV

Study/ TV Room

11'6 x 11'5 (3.51m x 3.48m)

UPVC framed double glazed window, radiator, hard wired for broadband/TV

Utility/ Laundry Room

8'5 x 8'4 (2.57m x 2.54m)

2 UPVC framed double glazed windows, floor and wall storage units, sink unit with mixer tap, plumbing for automatic washing machine, vent for tumbler dryer and gas fired central heating boiler

W C

Radiator, extractor, re-appointed white suite, low level WC, pedestal hand wash basin with mixer tap, glazed tiling, laminate flooring

Half Landing

Display Shelf

First Floor/ Landing

UPVC framed double glazed window, radiator

Master Bedroom

13'5 x 11'3 (4.09m x 3.43m)

UPVC framed double glazed window, radiator, comprehensive suite built in wardrobes/ storage units and finished in white, airing cupboard access which houses insulated electric emersion heater tank.

En-Suite

Double glazed window, radiator, re-appointed suite, corner shower cubicle with mains Power Shower, pedestal hand wash basin with mixer tap, low level WC, glazed tiling to shower and vanity areas, laminate flooring.

Bedroom 2

13'5 x 9'1 (4.09m x 2.77m)

UPVC framed double glazed window, radiator, built in wardrobe

Bedroom 3

11'2 x 9'1 (3.40m x 2.77m)

UPVC framed double glazed window, radiator, built in wardrobe

Bedroom 4 - CURRENTLY USED AS AN OFFICE

11'5 x 7'11 (3.48m x 2.41m)

UPVC framed double glazed window, radiator, loft access with fixed drop down ladder, hard wired for broadband, two telephone points.

Family Bathroom

UPVC framed double glazed window, double radiator, comprehensive suite including, panel bath with mixer tap, mains overhead shower, pedestal hand wash basin with mixer tap, low level WC, bidet with mixer tap, airing cupboard access.

External

To the front of the property there is an extensive private wall enclosed area which is mainly block paved and provides for ample off road parking for 5/6 cars, raised gravelled area, planted with a variety of mature shrubs/ conifers, lighting on gate pillars, double garage with electric/ remote roller door, boarded out loft space, internal water tap, security lighting, external electric socket and external tap. To the rear of the property there is an extensive hedge enclosed garden (private and not overlooked) area with spectacular and outstanding open aspect views over Durham City and the surrounding areas. The easy to maintain garden comprises of gravelled areas, illuminated decking, patio and lawned areas, summer house with full electrics, garden pond and waterfall feature and a fantastic degree of privacy.

High View House

Approximate Gross Internal Area
2619 sq ft - 243 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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