



Briardene, Durham, DH1 4QU
4 Bed - House - Townhouse
Offers In The Region Of £375,000

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Briardene

Durham, DH1 4QU

Stunning Family Home ** Highly Regarded Location ** Lovely Cathedral & Castle Views ** Walking Distance Into Durham City Centre ** Quality Fittings Throughout ** Impressively Upgraded ** No onward chain ** Good Local Schools & Transport Links ** Double Glazing & Gas Central Heating ** Spacious Versatile Floor Plan ** Viewing Is A Must **

The property occupies a pleasant and elevated position, enjoying a superb view, across St Margaret's allotments, towards Durham Castle and Cathedral. The spacious and extremely versatile floor plan briefly comprises: entrance vestibule, entrance hall, stairs to the first floor and door into the double garage, which has a useful store/snug room and utility room. The first floor includes a bright and airy sitting room, a second reception room currently in use as a home office. Completing this level is a stunning fitted kitchen dining room, which has Corian worktops and an extensive range of built-in Bosch appliances. On the second floor there are four bedrooms, en-suite shower room/wc and family bathroom/wc. Outside there is a spacious driveway for parking, which in turn leads to the double garage. To the rear is a fully enclosed west facing garden.

Briardene is a small sought after modern residential development situated on the outskirts of the immediate City Centre where a short walk leads to comprehensive shopping and recreational facilities and amenities. It is also within walking distance of many of the University and College buildings and the mainline train and bus stations. Briardene is also within a few minutes drive of the A(167) Highway which provides good road links to both North and South and is within easy reach of the A(690) Durham to Sunderland Highway and the A1(M) Motorway providing good road links to other parts of the region.











Ground Floor

Entrance Vestibule

Hallway

Garage

19'0 x 15'02 (5.79m x 4.62m)

Store/Snug Room

13'0 x 8'01 (3.96m x 2.46m)

Utility Room

7'08 x 8'01 (2.34m x 2.46m)

First Floor

Sitting Room

16'10 x 11'05 (5.13m x 3.48m)

2nd Reception Room

9'02 x 8'06 (2.79m x 2.59m)

Kitchen Dining Room

21'0 x 10'09 (6.40m x 3.28m)

Second Floor

Bedroom

11'11 x 10'07 (3.63m x 3.23m)

En-Suite

8'01 x 3'10 (2.46m x 1.17m)

Bedroom

11'05 x 11'03 (3.48m x 3.43m)

Bedroom

7'11 x 8'06 (2.41m x 2.59m)

Bedroom

7'11 x 9'02 (2.41m x 2.79m)

Bathroom/WC

7'01 x 5'06 (2.16m x 1.68m)

Tenure - Freehold

Note

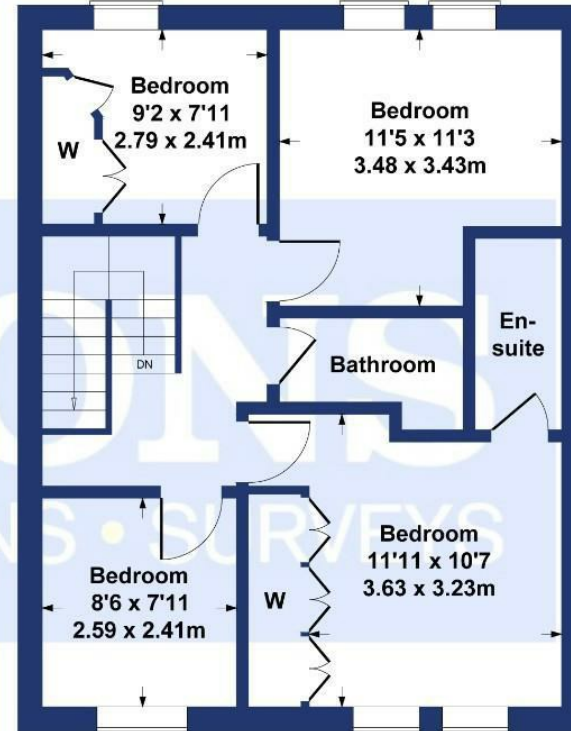
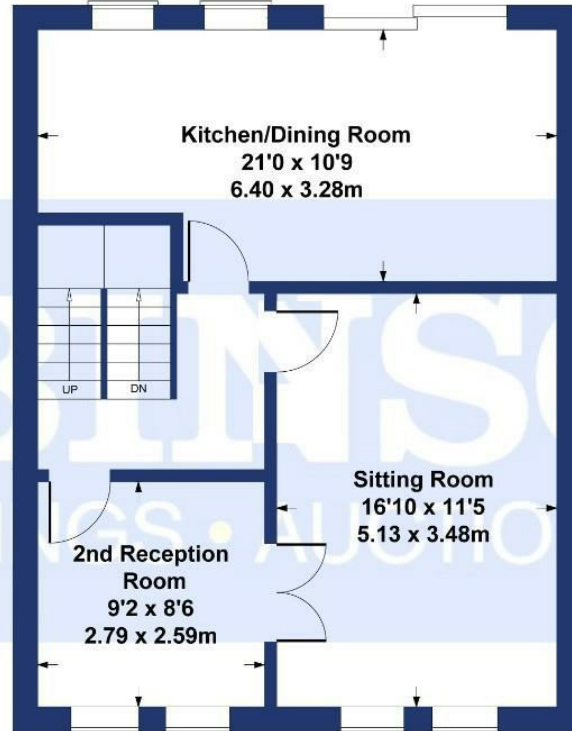
There is a Residents' Association for 'Upper Briardene' with a cost of approx. £110 pa to maintain the communal grassed areas and trees. A new gas boiler was installed in November 2015

Council Tax

Council Tax E, approx £2531pa

Briardene

Approximate Gross Internal Area
1752 sq ft - 163 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			66
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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