



Brookside, Witton Gilbert, DH7 6RX  
4 Bed - House - Semi-Detached  
£249,950

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## Brookside Witton Gilbert, DH7 6RX

Stunning Family Home \*\* Lovely Pleasant Position With Front Outlook & Sunny Rear Aspect \*\*  
Cleverly Extended \*\* Gardens, Parking & Garage \*\* Spacious Floor Plan \*\* Popular Village  
Location \*\* Outskirts of Durham \*\* Double Glazing & GCH Via Combi \*\* Early Viewing Advised  
\*\*

The floor plan comprises: inviting entrance hallway, open plan kitchen breakfast room with a range of appliances, large family lounge, separate dining room, lovely garden room with doors opening to the rear patio area. The first floor has four good size bedrooms and family bathroom/wc. Outside the property occupies a lovely position on the development, with pleasant front outlook, driveway parking which leads to the single car garage. The rear garden is of a good size with sunny aspect, gated access and pleasant patio area.

There are a range of local shops and amenities available within Witton Gilbert, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 4 miles distant. Witton Gilbert is well placed for commuting purposes as it lies just off the A(691) Durham to Consett Highway which provides good road links to other regional centres.



















### **Inviting Hallway**

14'05 x 6'06 (4.39m x 1.98m)

### **Kitchen Breakfast Room**

19'06 x 11'0 (5.94m x 3.35m)

### **Lounge**

14'04 x 13'04 (4.37m x 4.06m)

### **Dining Room**

10'04 x 9'04 (3.15m x 2.84m)

### **Garden Room**

11'03 x 9'09 (3.43m x 2.97m)

### **Garage**

### **First Floor**

### **Bedroom**

18'05 x 8'01 (5.61m x 2.46m)

### **Bedroom**

13'06 x 11'08 (4.11m x 3.56m)

### **Bedroom**

11'06 x 11'07 (3.51m x 3.53m)

### **Bedroom**

10'03 x 8'02 (3.12m x 2.49m)

### **Bathroom/WC**

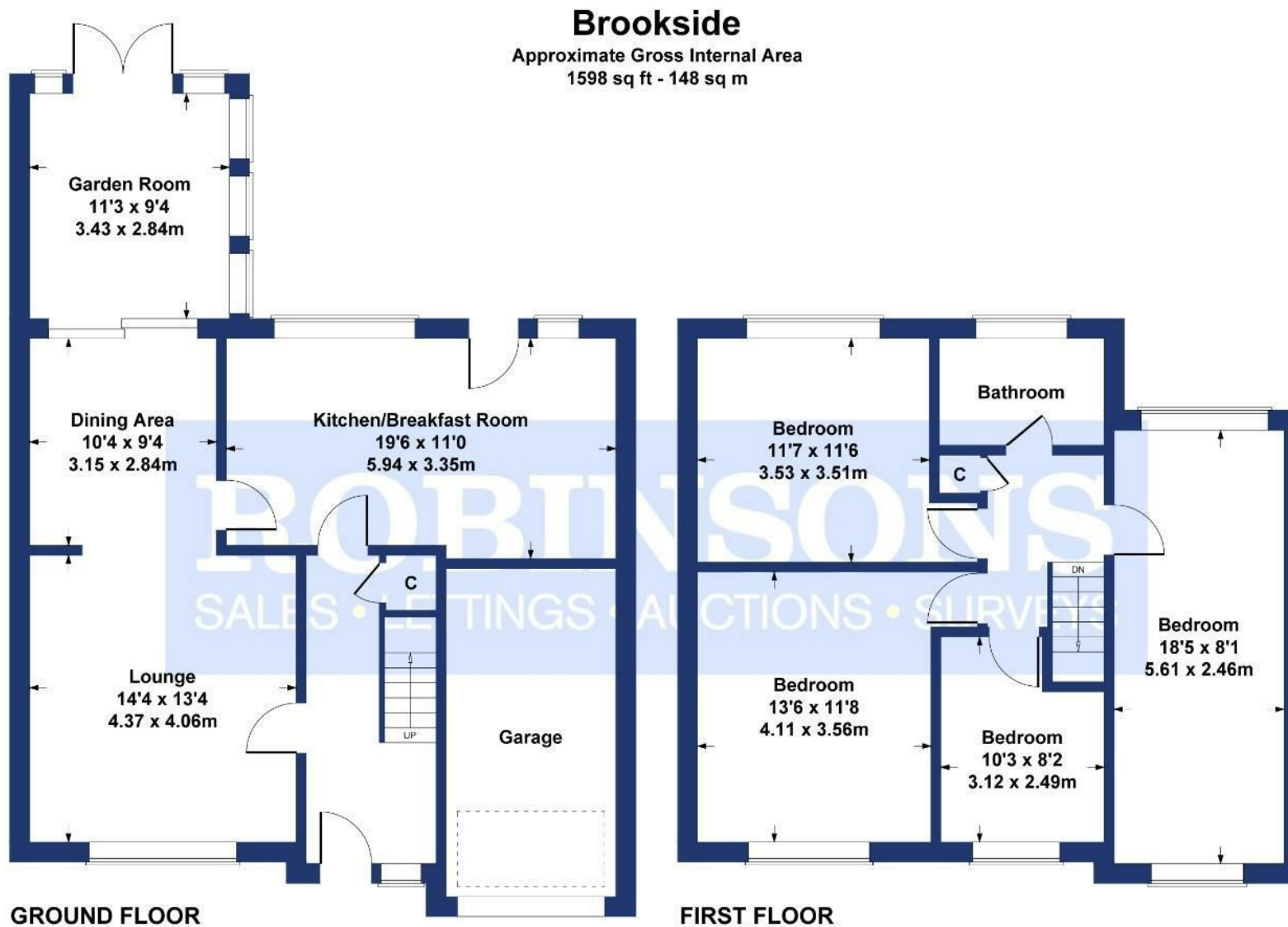
8'01 x 5'04 (2.46m x 1.63m)

### **Tenure - Freehold**

**Council Tax Band C - Approx. £1841 PA**







### 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. 2021

| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         | 83        |
| (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   |         |           |

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.





1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
[info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

