



Station Road, Esh Winning, DH7 9HN  
4 Bed - Bungalow - Dormer Detached  
£335,000

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# Station Road Esh Winning, DH7 9HN

\* NO CHAIN \* BEAUTIFULLY PRESENTED THROUGHOUT \* LOVELY VIEWS \* TOP QUALITY FIXTURES AND FITTINGS \* PRIVATE PARKING AND DOUBLE GARAGE / BAR \* THREE EN-SUITE BEDROOMS \* GORGEOUS KITCHEN AND BATHROOMS \* A TRUE ONE OFF \*

Offered to the market with the benefit of no onward chain is this beautifully presented and incredibly spacious home.

Built by the current owner, the property is has high quality fixtures and fittings, and has a superb finish. The property is has its own private parking with gated access, and a double garage which is currently being used as a bar.

To the front of the property there are fabulous views overlooking the Deerness Valley lines.

The floorplan briefly comprises: reception hallway with staircase to first floor, useful utility room, downstairs WC, beautiful fitted kitchen, a welcoming lounge and dining area with French doors, and a further two bedrooms (one with en-suite). The other bedroom is currently being used as a sitting room.

To the first floor there are two further bedrooms, the master being of exceptional size, and both have en-suites. The master also has a large storage area.

Esh Winning is a semi rural village with a range of local shops and amenities available. A more comprehensive range of shopping and recreational facilities and amenities are available within Durham City Centre which lies approximately 7 miles distant.













## GROUND FLOOR

### Entrance Hall

### WC

### Lounge

17'2 x 14'0 (5.23m x 4.27m)

### Dining Room

9'6 x 9'6 (2.90m x 2.90m)

### Kitchen/Breakfast Room

15'7 x 9'6 (4.75m x 2.90m)

### Utility Room

7'1 x 7'6 (2.16m x 2.29m)

### Lobby

### Bedroom Two

14'6 x 9'8 (4.42m x 2.95m)

### En Suite

8'10 x 7'6 (2.69m x 2.29m)

### Bedroom Three

11'3 x 9'2 (3.43m x 2.79m)

## FIRST FLOOR/ LANDING

### Master Bedroom

26'0 x 14'3 (7.92m x 4.34m)

### En Suite Bathroom

7'9 x 7'8 (2.36m x 2.34m)

### Eaves Storage

### Bedroom Four

22'0 x 9'1 (6.71m x 2.77m)

### En Suite

12'0 x 6'9 (3.66m x 2.06m)

### Eaves Storage

## OUTSIDE

### Double Garage

15'4 x 15'4 (4.67m x 4.67m)

### Tenure

Freehold

### SAP Rating - B

### Council Tax Band

E, Approx £2626.88pa

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £2626.99 p.a

SAP Rating - B

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





# Westfield Bungalow

Approximate Gross Internal Area  
2293 sq ft - 213 sq m  
(Excluding Eaves Storage)



GROUND FLOOR

FIRST 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. 2022

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		
(61-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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