



Brookside, Witton Gilbert, DH7 6RU  
3 Bed - Bungalow - Detached  
O.I.R.O £254,500

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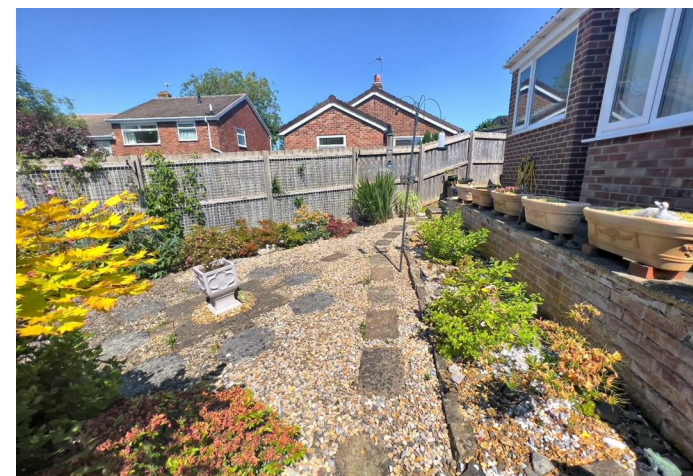
# Brookside

## Witton Gilbert, DH7 6RU

**\*\* No Upper Chain \*\* Lovely Detached Bungalow \*\* Elevated Position \*\* Generous Corner Plot  
\*\* Extended Floor Plan \*\* Sunny Rear Aspect \*\* Popular Village Location \*\* Gardens, Driveway  
& Detached Garage \*\* Double Glazing & Oil Heating (The vendor is in the process of having  
this replaced with Gas Central Heating) \*\* Viewing Advised \*\***

The floor plan comprises: entrance hallway, three good sized bedrooms, one of which could make an additional reception room, spacious lounge with bay window overlooking the garden, large kitchen diner, fitted with a range of units and integral appliances, space for table and chairs and door to the side porch. There is also a bathroom/WC, fitted with a white suite and over bath shower. There are gardens to the front, side and rear, driveway and detached garage with remote roller door.

Witton Gilbert enjoys superb connectivity to nearby towns and cities, with Durham City situated a mere 5 miles away. This advantageous proximity ensures residents have convenient access to urban amenities while relishing the tranquillity of a village life. Within the heart of Witton Gilbert, residents benefit from a variety of essential services, including general store catering to everyday needs, a well-established school, and traditional public houses providing a cosy gathering spot for locals. Moreover, the village boasts picturesque landscapes adorned with delightful walks and cycle tracks, inviting residents to immerse themselves in the natural beauty of the surrounding countryside. Whether strolling along scenic pathways or pedalling through verdant trails, Witton Gilbert offers an idyllic setting for both leisurely pursuits and daily living, blending the charm of rural living with the convenience of modern amenities.











### Entrance Hallway

### Bedroom / Reception

16'06 x 9'01 (5.03m x 2.77m)

### Bedroom

10'10 x 10'03 (3.30m x 3.12m)

### Bedroom

12'01 x 9'11 (3.68m x 3.02m)

### Bathroom/WC

8'02 x 4'10 (2.49m x 1.47m)

### Lounge

16'02 x 11'03 (4.93m x 3.43m)

### Kitchen Diner

14'05 x 9'07 (4.39m x 2.92m)

### Rear Porch

### Garage

16'11 x 8'08 (5.16m x 2.64m)

### Agent Note

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil Central Heating (The vendor is currently in the process of having this replaced with Gas Central Heating)

Broadband: Basic 13 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx £2059pa

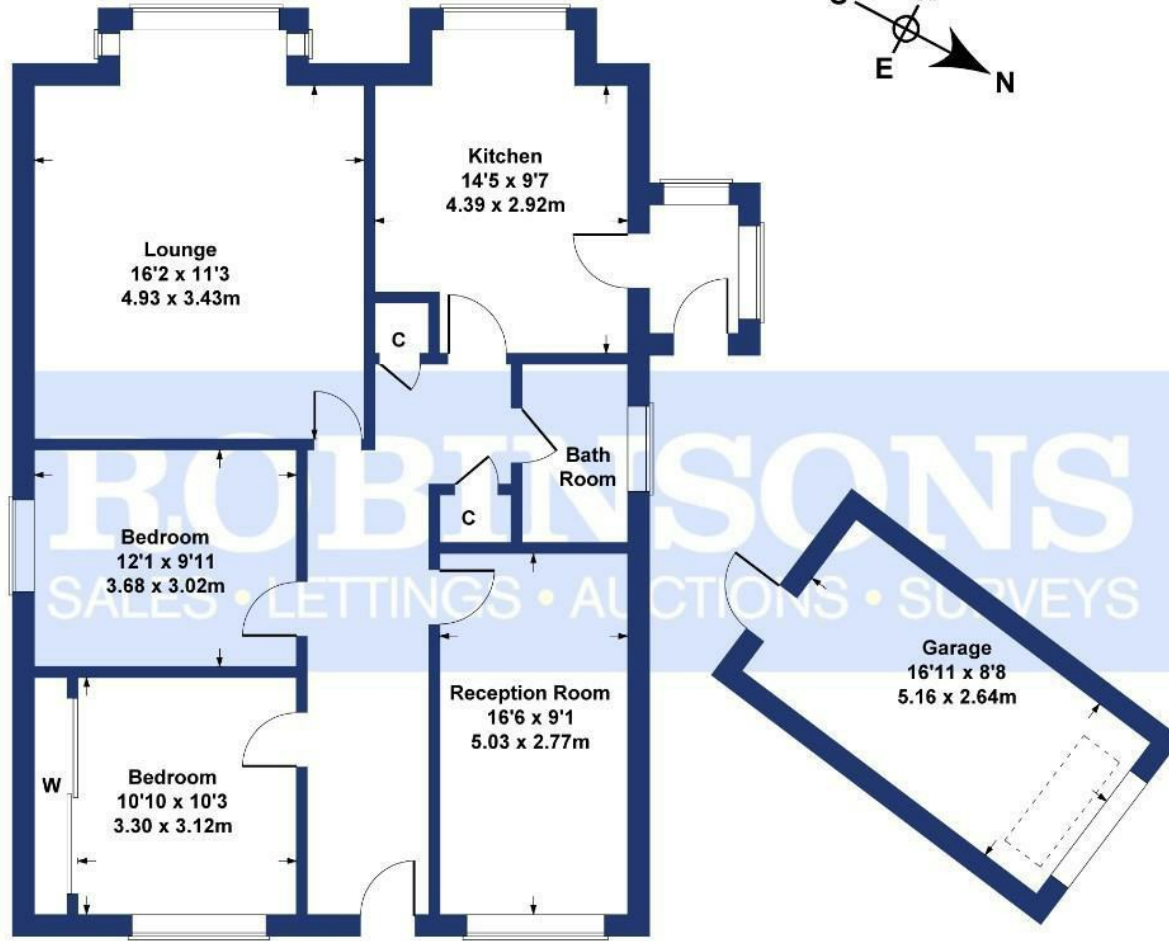
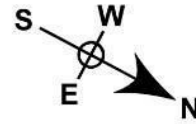
Energy Rating: E

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.



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Approximate Gross Internal Area  
1242 sq ft - 115 sq m



**GARAGE**

**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. 2023

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>			
<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC	

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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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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