



St. Bedes Court, Lanchester, DH7 0RX
5 Bed - House - Detached
£559,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

St. Bedes Court

Lanchester, DH7 0RX

* VERY RARELY AVAILABLE * GORGEOUS PRIVATE GARDEN WITH OAK TREE * LARGE DOUBLE DRIVEWAY AND DETACHED DOUBLE GARAGE * GORGEOUS RE-FITTED KITCHEN * FABULOUS GARDEN ROOM * THREE RECEPTION ROOMS AND FIVE GOOD SIZED BEDROOMS * A MUST VIEWED FAMILY HOME*

Offered to the market is this beautifully presented, ideally located, and very rarely available five bedroom detached house. Located in what has proved to be a traditionally highly sought after, small development on the outskirts of Lanchester, this home is sure to impress.

The internal floorplan is large, spacious, bright and airy, and has been well looked after, maintained, and improved over recent years.

The internal floorplan comprises of: feature entrance hall and staircase, downstairs WC, large, inviting living and dining area with feature log burner, study, garden room extension with bi-folding doors, and a top-quality fitted kitchen with centre island and utility area.

On the first floor there are five bedrooms (four good-sized double and a very generous single), the master having en-suite facilities. To further compliment the first floor is a family bathroom with jacuzzi bath.

Externally, there is a pleasant front garden, large double driveway, and a detached double garage. At the rear is a private, enclosed garden with Oak tree, and log store.

The sellers have informed us that the solar panel installation provides a significant solar income generation which is included, and the property benefits from extremely low fuel bills.

The property is located on the edge of Lanchester village being a short level walk to the centre. Lanchester village provides an excellent range of local shops, schools and other facilities, and the major road links serving Durham and Newcastle, make this an excellent location from which to commute.













GROUND FLOOR

Hallway

Downstairs WC

Lounge

25'3" x 11'9" (7.7 x 3.6)

Garden Room

19'4" x 9'6" (5.9 x 2.9)

Kitchen

18'8" x 16'4" max (5.7 x 5 max)

Utility Room

8'10" x 4'11" (2.7 x 1.5)

Study

9'2" x 6'6" (2.8 x 2)

FIRST FLOOR

Landing

Bedroom

13'9" x 12'1" max (4.2 x 3.7 max)

En-Suite

6'2" x 5'6" (1.9 x 1.7)

Bedroom

9'2" x 6'6" (2.8 x 2)

Bedroom

12'1" x 11'5" max (3.7 x 3.5 max)

Bedroom

11'1" x 8'10" (3.4 x 2.7)

Bedroom

9'10" x 7'10" (3 x 2.4)

Bathroom

8'10" x 6'10" (2.7 x 2.1)

Agent Note

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 18 Mbps, Superfast 80 Mbps, Ultrafast Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band F - Approx £3346pa

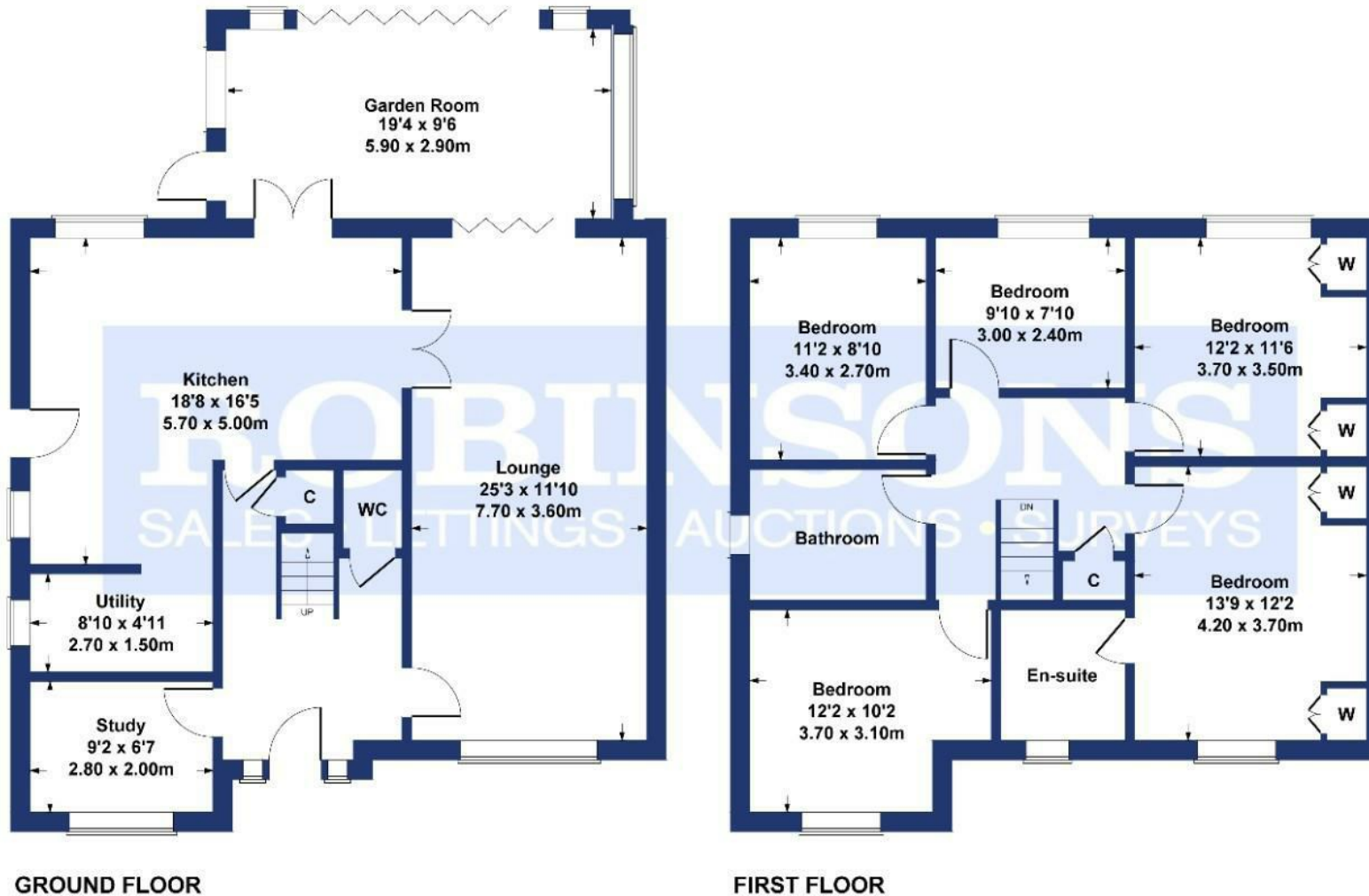
Energy Rating: B

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.



St Bedes Court

Approximate Gross Internal Area
1841 sq ft - 171 sq m



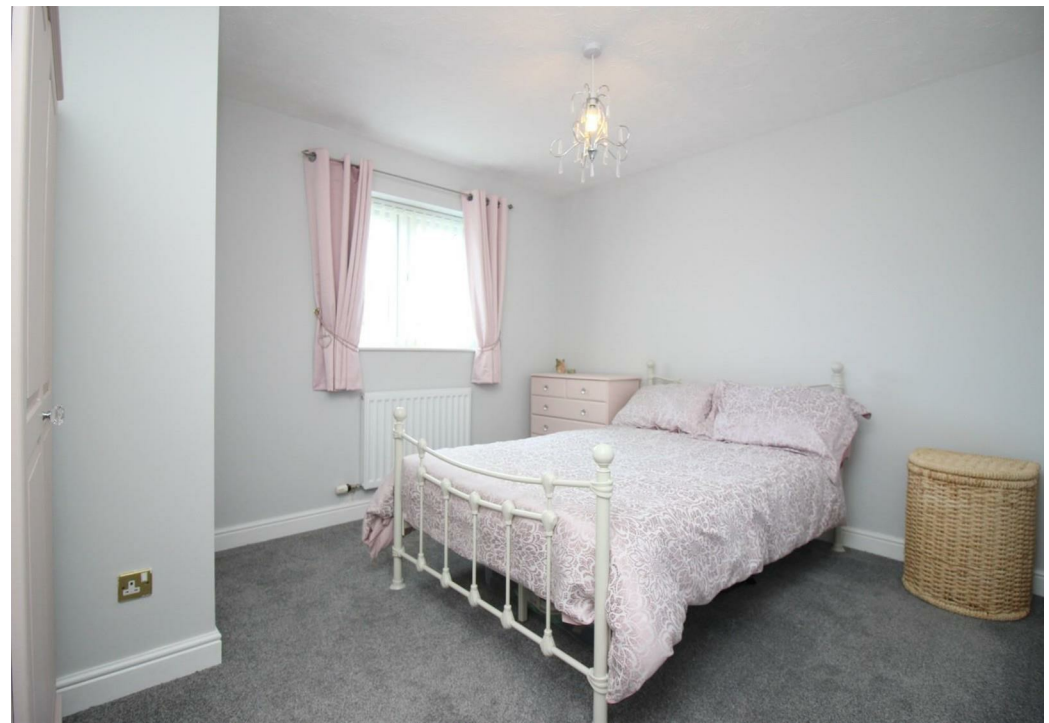
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-81) B		81	83
(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	

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









1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

