



Victor Terrace, Bearpark, DH7 7DG
5 Bed - House - Detached
£495,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Victor Terrace Bearpark, DH7 7DG

We are pleased to announce our appointment to present for sale this exquisite Victorian detached residence, thought to have been constructed in the 1870s. This property boasts significant extensions, views, and includes a spacious detached garage featuring a shower room and an annex above.

Nestled on a generously sized private plot, this residence offers meticulously planned living spaces, briefly comprising an inviting entrance hallway leading to a study/sitting room, a lounge with double doors opening to the rear garden, and a well-appointed kitchen/dining area boasting a splendid array of floor and wall units complemented by granite worksurfaces and integrated appliances. An archway leads to a charming family room with a vaulted ceiling and beams, providing access to the rear patio. Additionally, there is a practical utility room and a convenient downstairs shower room/wc.

The first floor accommodates four generously proportioned bedrooms, with the master bedroom featuring a vaulted ceiling, alongside a bathroom/wc adorned with a tasteful white suite and a separate shower cubicle.

Externally, the property benefits from a spacious driveway to the front and side, offering ample off-road parking for multiple vehicles. An inner courtyard adds to the appeal. Furthermore, a substantial detached garage with a shower room is complemented by an annex bedroom featuring Velux windows. The sizable rear garden, predominantly laid to lawn, includes a decked patio area providing a high degree of privacy.

Ideally located in Bearpark, approximately 2 miles from Durham City Centre, this property enjoys easy access to a range of comprehensive shopping, recreational facilities, and amenities. Moreover, it is conveniently situated within a short drive of the A(167) Highway, facilitating excellent road connections both north and south.

In summary, this exceptional property presents a unique opportunity and warrants inspection to truly appreciate its many attributes.













GROUND FLOOR

Hallway

Lounge

21'3" x 12'9" (6.5 x 3.9)

Sitting Room / Study

12'9" x 9'10" (3.9 x 3)

Kitchen / Diner

19'8" x 13'1" (6 x 4)

Family Room

17'0" x 13'5" (5.2 x 4.1)

Utility

11'5" x 7'10" (3.5 x 2.4)

Shower Room

8'2" x 6'2" (2.5 x 1.9)

FIRST FLOOR

Landing

Bedroom

13'1" x 12'5" (4 x 3.8)

Bedroom

12'1" x 9'2" (3.7 x 2.8)

Bedroom

13'1" x 10'2" (4 x 3.1)

Bedroom

10'5" x 7'10" to wardrobes (3.2 x 2.4 to wardrobes)

Bathroom

9'2" x 6'10" (2.8 x 2.1)

EXTERNALLY

Garage / Annex

21'3" x 17'8" max (6.5 x 5.4 max)

Shower / WC

FIRST FLOOR

Bedroom

17'8" x 14'9" (5.4 x 4.5)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Major suppliers

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1801 p.a

Energy Rating: D

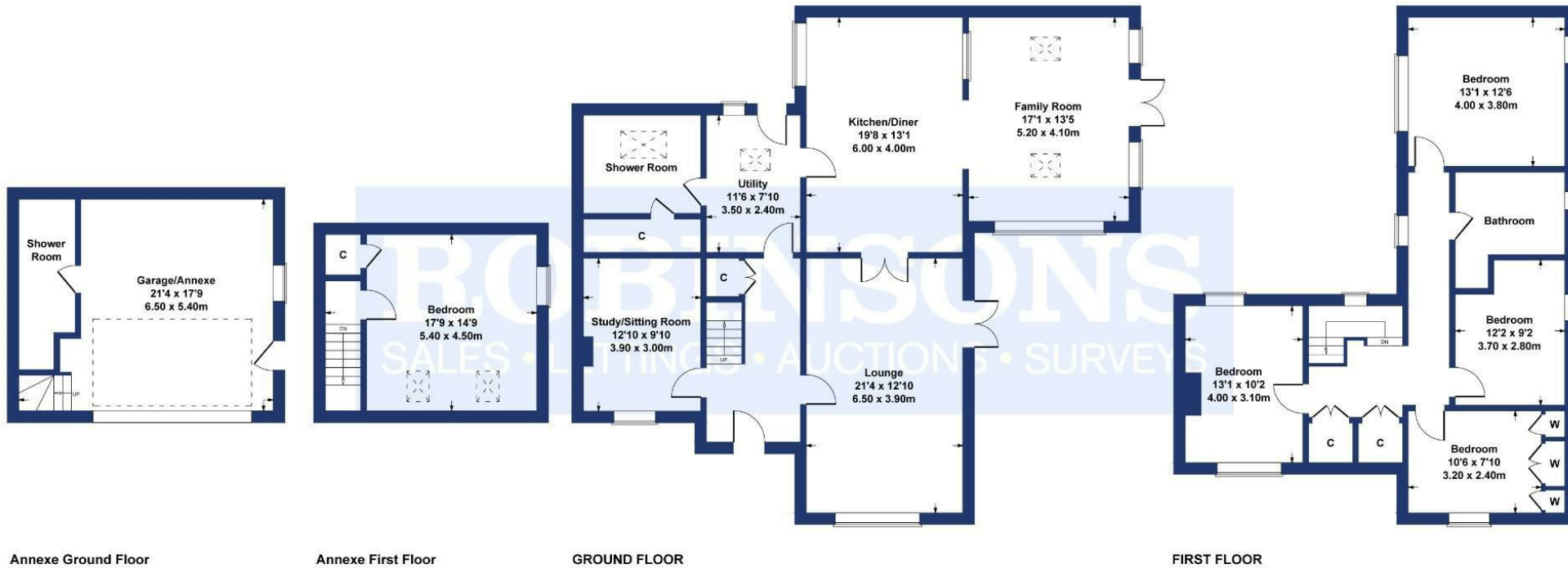


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D	58	66
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

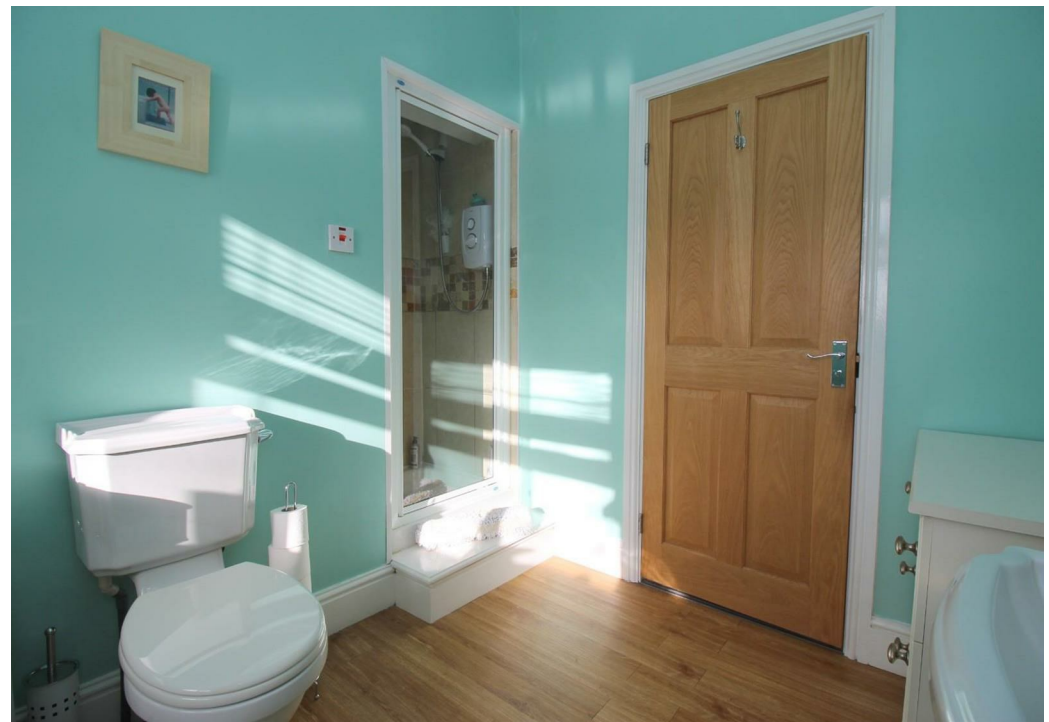
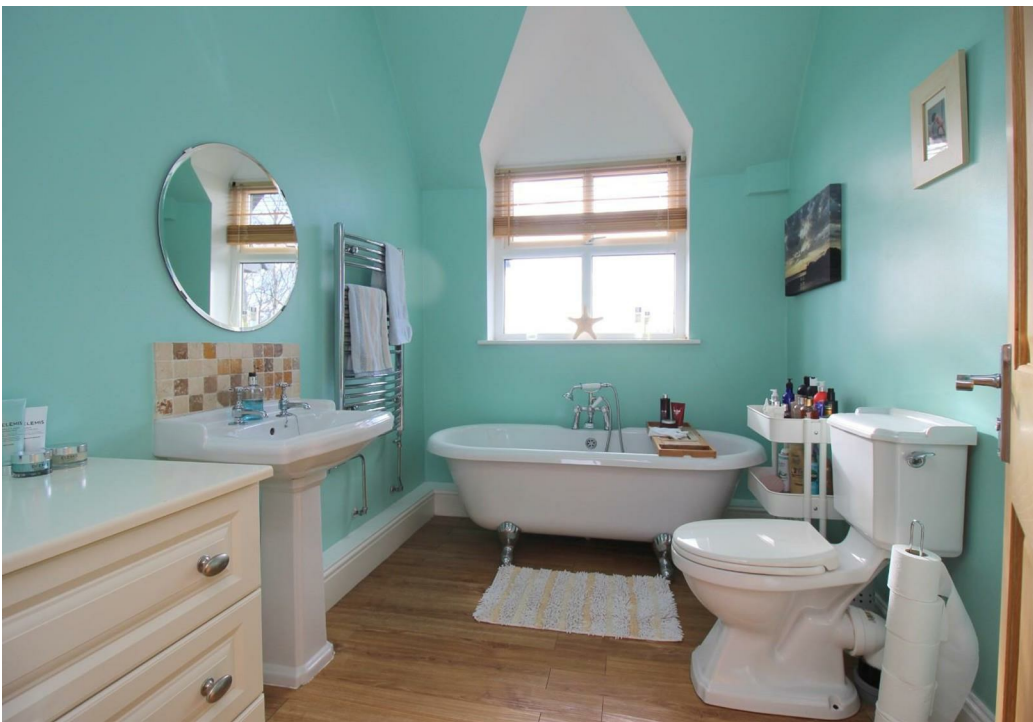
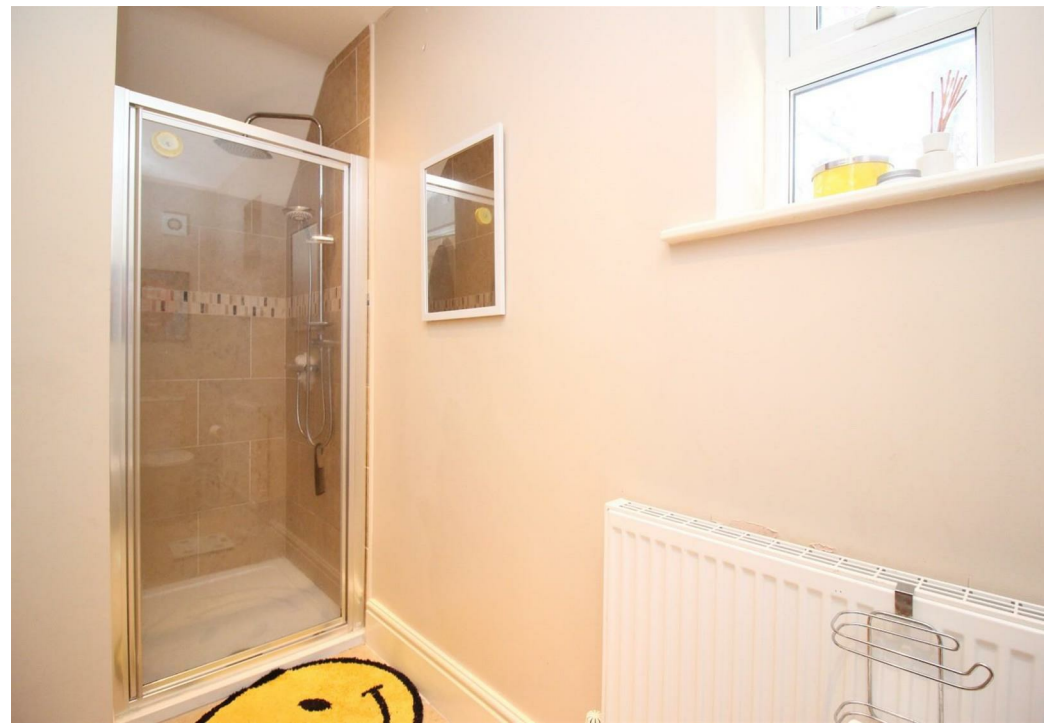
Reservoir House
Approximate Gross Internal Area
2702 sq ft - 251 sq m



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. 2024

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

