



High Croft, Brandon, DH7 8PP
4 Bed - House - Detached
£249,950

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High Croft Brandon, DH7 8PP

Superbly Family Detached Home ** Rarely Available Double Fronted Style ** Spacious & Versatile Floor Plan ** Well Presented & Recently Decorated Throughout ** Pleasantly Situated ** Detached Double Garage With Driveway ** Stunning Rear Garden With Pleasant Outlook ** Small Popular Village Development ** Good Local Amenities & Road Links ** Upvc Double Glazing & GCH ** Early Viewing Advised **

The floor plan comprises: entrance vestibule, hallway, comfortable lounge with bay window, separate dining room with bay window, open plan kitchen dining room with patio doors to the rear garden. There is also a useful utility room and downstairs cloak/WC. The first floor has four good sized bedrooms, master re-fitted en-suite shower room/WC and family bathroom/WC with separate shower cubicle. Outside the property occupies a pleasant position with front and rear gardens. The front provides double driveway parking and leads to the detached double garage. The rear garden is beautifully landscaped with pleasant patio areas and pleasant outlook.

There are local neighbourhood shops available within Brandon, as well as nearby Langley Moor and Meadowfield, with more comprehensive shopping, recreational facilities and amenities available within Durham City Centre, which lies approximately 4 miles distant. It is within a few minutes drive of the A(690) Highway which offers access to Willington and Crook to the West and Durham City and the A(167) Highway to the East.













GROUND FLOOR

Entrance Vestibule

Hallway

Dining Room / Extra Reception

10'11 x 10'03 (3.33m x 3.12m)

Lounge

13'05 x 10'09 (4.09m x 3.28m)

Open Plan Kitchen Diner

Kitchen

10'01 x 9'11 (3.07m x 3.02m)

Dining / Breakfast Area

9'11 x 10'05 (3.02m x 3.18m)

Utility Room

6'07 x 5'02 (2.01m x 1.57m)

WC

5'02 x 2'07 (1.57m x 0.79m)

FIRST FLOOR

Bedroom

11'09 x 9'09 (3.58m x 2.97m)

En-Suite Shower Room/WC

6'07 x 6'06 (2.01m x 1.98m)

Bedroom

11'08 x 8'10 (3.56m x 2.69m)

Bedroom

10'07 x 8'09 (3.23m x 2.67m)

Bedroom

8'05 x 7'08 (2.57m x 2.34m)

Bathroom/WC

9'0 x 6'07 (2.74m x 2.01m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 55 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £2831 p.a

Energy Rating: TBC

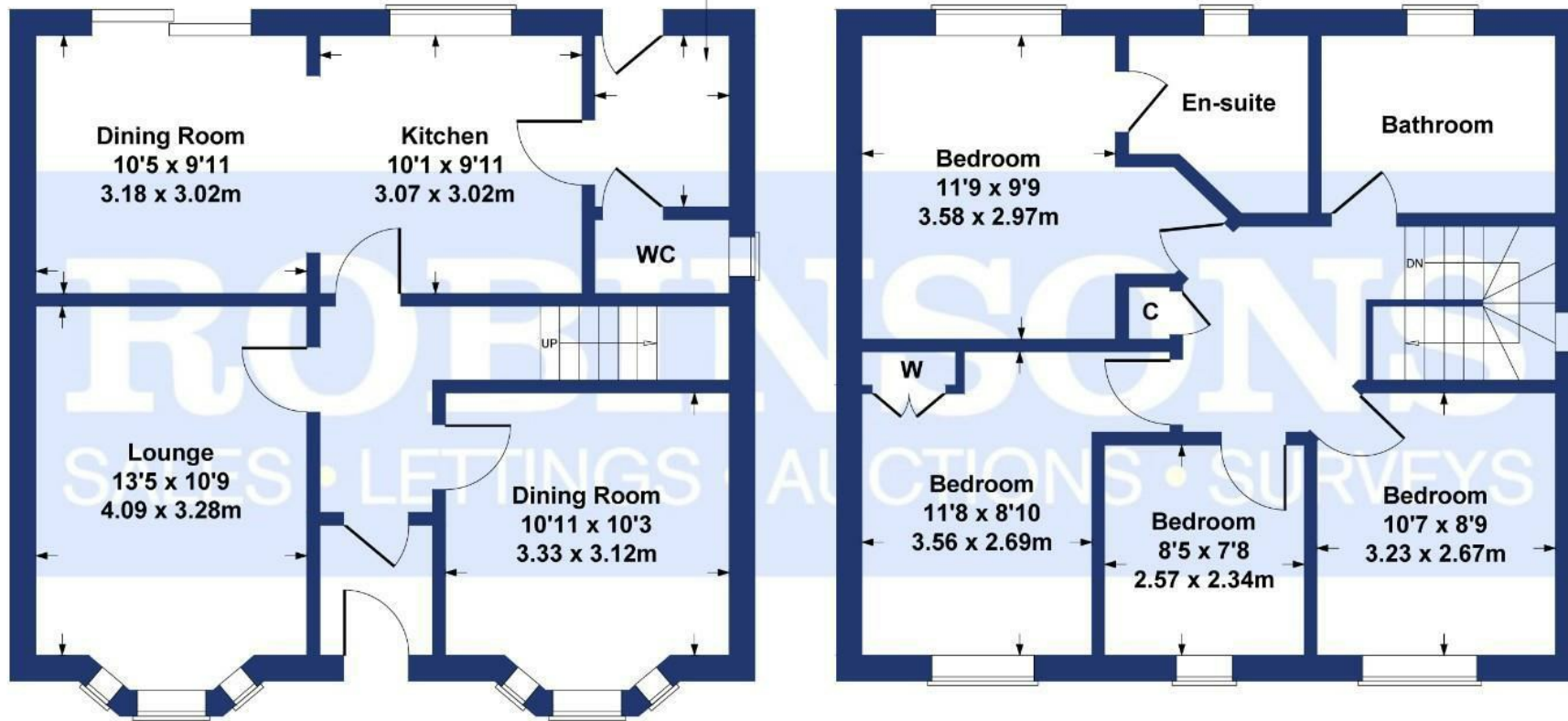
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



High Croft

Approximate Gross Internal Area
1284 sq ft - 119 sq m

Utility
6'7 x 5'2
2.01 x 1.57m



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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		89
(81-81)	B	79	
(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 services.



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