



Brancepeth View, Brandon, DH7 8TT
4 Bed - House - Detached
Offers Over £325,000

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Brancepeth View Brandon, DH7 8TT

Large Detached Home ** Spacious & Versatile Floor Plan ** Upvc Double Glazing Via Combination Boiler ** Solar Panels ** Pleasant Cul-De-Sac Position ** Ample Off Road Parking, Double Detached Garage & Workshop ** Ideal For Homeworkers or Running Businesses ** Sunny & Private Rear Aspect ** Modern Open Plan Living Kitchen Diner ** Must Be Viewed **

The floor plan comprises: entrance hallway and boot room, spacious home office area, family sized living room, stunning open plan modern living kitchen and dining area. This fabulous entertaining space has vaulted ceilings and French doors out to the rear garden and decked patio area. There is also a useful utility room and downstairs cloak/WC. The first floor has four bedrooms, with the master bedroom having an en-suite bathroom. There is also a main family shower room/WC with double walk-in shower cubicle. Outside the property occupies a generous plot which provides ample parking and a sunny, private aspect rear garden. There is also double detached garage and a workshop/store shed.

The residence enjoys a delightful location within a charming cul-de-sac within Brancepeth View, situated in a semi-rural setting on the fringes of Brandon. This locale offers a plethora of local conveniences and shops, contributing to a comfortable lifestyle. Moreover, it boasts seamless connectivity to Durham City Centre, merely 4 miles away, ensuring easy access to its array of attractions and amenities.

Brandon's strategic positioning facilitates convenient commuting, being in close proximity to the A690 Highway. This arterial route not only links to neighbouring towns but also connects to major regional centres, enhancing accessibility and making travel hassle-free.













GROUND FLOOR

Hallway & Boot Room

8'06 x 7'10 (2.59m x 2.39m)

Home Office

17'10 x 15'03 narrowing to 8'0 (5.44m x 4.65m narrowing to 2.44m)

Lounge

24'10 x 11'0 (7.57m x 3.35m)

Open Plan Living Kitchen Diner

23'02 x 21'01 narrowing to 11'0 (7.06m x 6.43m narrowing to 3.35m)

Utility Room

8'09 x 5'0 (2.67m x 1.52m)

WC

FIRST FLOOR

Bedroom

12'0 x 10'0 (3.66m x 3.05m)

En-Suite Bathroom

8'09 x 4'08 (2.67m x 1.42m)

Bedroom

11'03 x 9'10 (3.43m x 3.00m)

Bedroom

13'0 x 6'06 (3.96m x 1.98m)

Bedroom

9'03 x 6'10 (2.82m x 2.08m)

Shower Room/WC

8'11 x 5'08 (2.72m x 1.73m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 65 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2316 p.a

Energy Rating: B

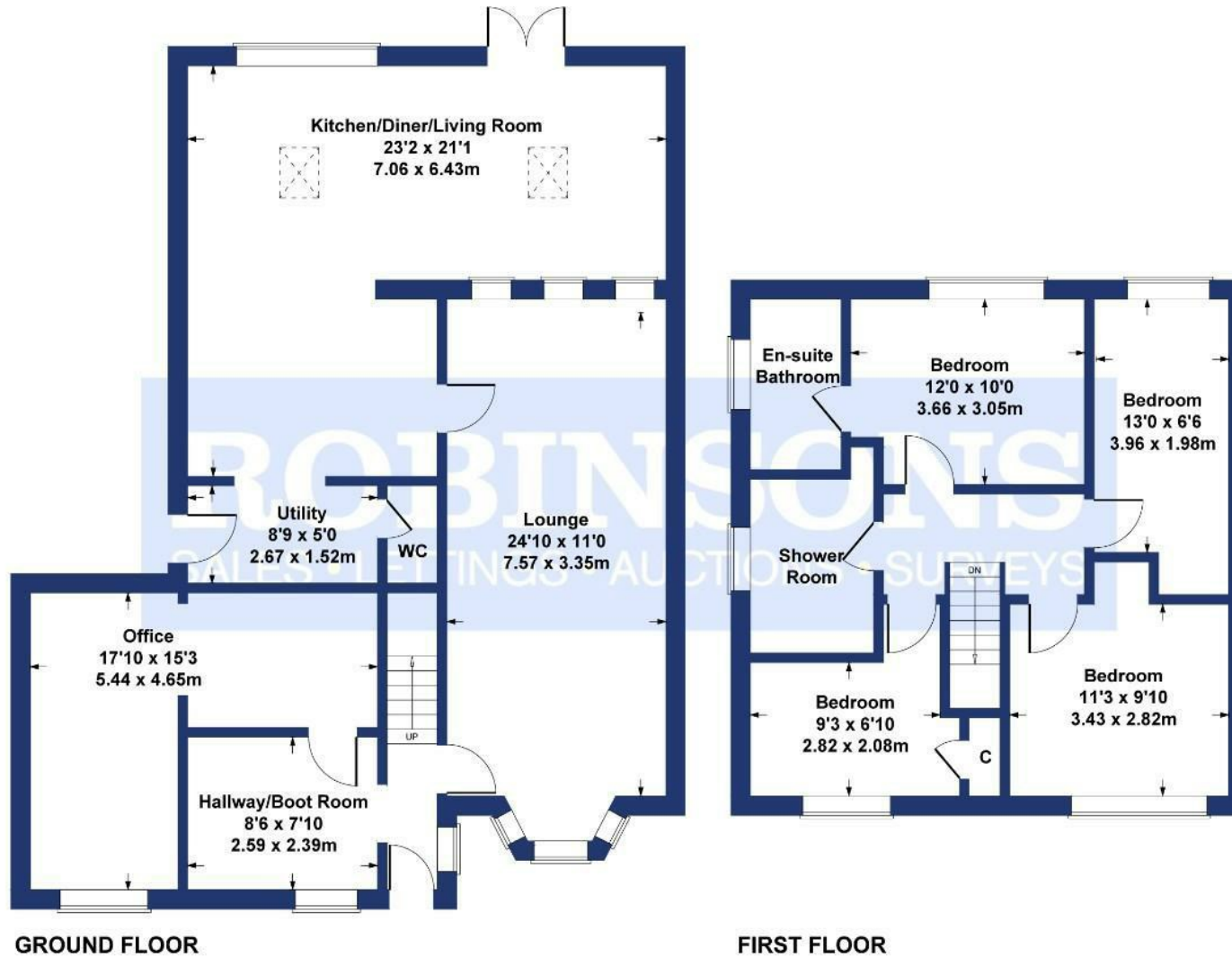


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



Brancepeth View

Approximate Gross Internal Area
1745 sq ft - 162 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(82 plus) A			
(61-81) B		86	
(49-60) C			
(35-48) D			
(23-34) E			
(13-22) F			
(1-12) 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. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.



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

