



Pringle Grove, New Brancepeth, DH7 7JS  
2 Bed - Bungalow - Detached  
O.I.R.O £265,000

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# Pringle Grove

## New Brancepeth, DH7 7JS

Stunning Countryside Views \*\* Sunny & Private Rear Aspect \*\* Cul-De-Sac Position \*\* Outskirts of Durham \*\* Former Pit Village Setting \*\* Refurbished & Upgraded Throughout \*\* Lovely Gardens & Ample Parking \*\* Modern Kitchen & Bathroom \*\* Upvc Double Glazing & GCH \*\* Filtered Airflow System \*\* Extended Floor Plan \*\* Early Viewing is Advised \*\*

The layout includes an inviting entrance hallway leading to a modern fitted kitchen with a range of high gloss units. Adjacent to the kitchen is a convenient utility/storage cupboard. The cosy lounge and dining room opens up to a delightful conservatory, offering access to the rear garden and picturesque countryside views. Two spacious double bedrooms and a luxurious bathroom/WC complete the interior. This impressive bungalow is situated on a spacious yet manageable plot with gardens at the front and rear. The front garden features low-maintenance gravelled areas and ample off-street parking space. The rear garden boasts a private, sunny aspect with patio areas and breath-taking views.

Nestled in the tranquil surroundings of the countryside, Pringle Grove is a quiet cul-de-sac coveted by those seeking a retreat from urban bustle while remaining conveniently close to Durham City Centre's amenities. Offering a serene countryside experience, it's also well-placed for accessing schools and essential services.

Education options abound, with a primary school situated in nearby New Brancepeth, complemented by several others in surrounding villages. Durham boasts a diverse array of primary and secondary schools, alongside prestigious private day schools.

Commute routes are seamless, with easy access to Durham City Centre via well-connected roads. The A1(M) provides swift north and southbound travel to Newcastle and Darlington. Additionally, Durham's railway station offers main line services to major UK cities, while Newcastle International Airport is conveniently reachable, ensuring effortless travel options for residents.























### **Inviting Entrance Hallway**

### **Lounge Dining Room**

29'8 x 12'4 (9.04m x 3.76m)

### **Conservatory**

18'1 x 10'11 (5.51m x 3.33m)

### **Kitchen**

13'0 x 10'11 (3.96m x 3.33m)

### **Utility / Storage**

5'7 x 3'4 (1.70m x 1.02m)

### **Bedroom**

14'0 x 12'5 (4.27m x 3.78m)

### **Bedroom**

10'9 x 9'1 (3.28m x 2.77m)

### **Bathroom/WC**

12'2 x 5'7 (3.71m x 1.70m)

### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4Mbps, Superfast 35Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2431p.a

Energy Rating: Pending



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.

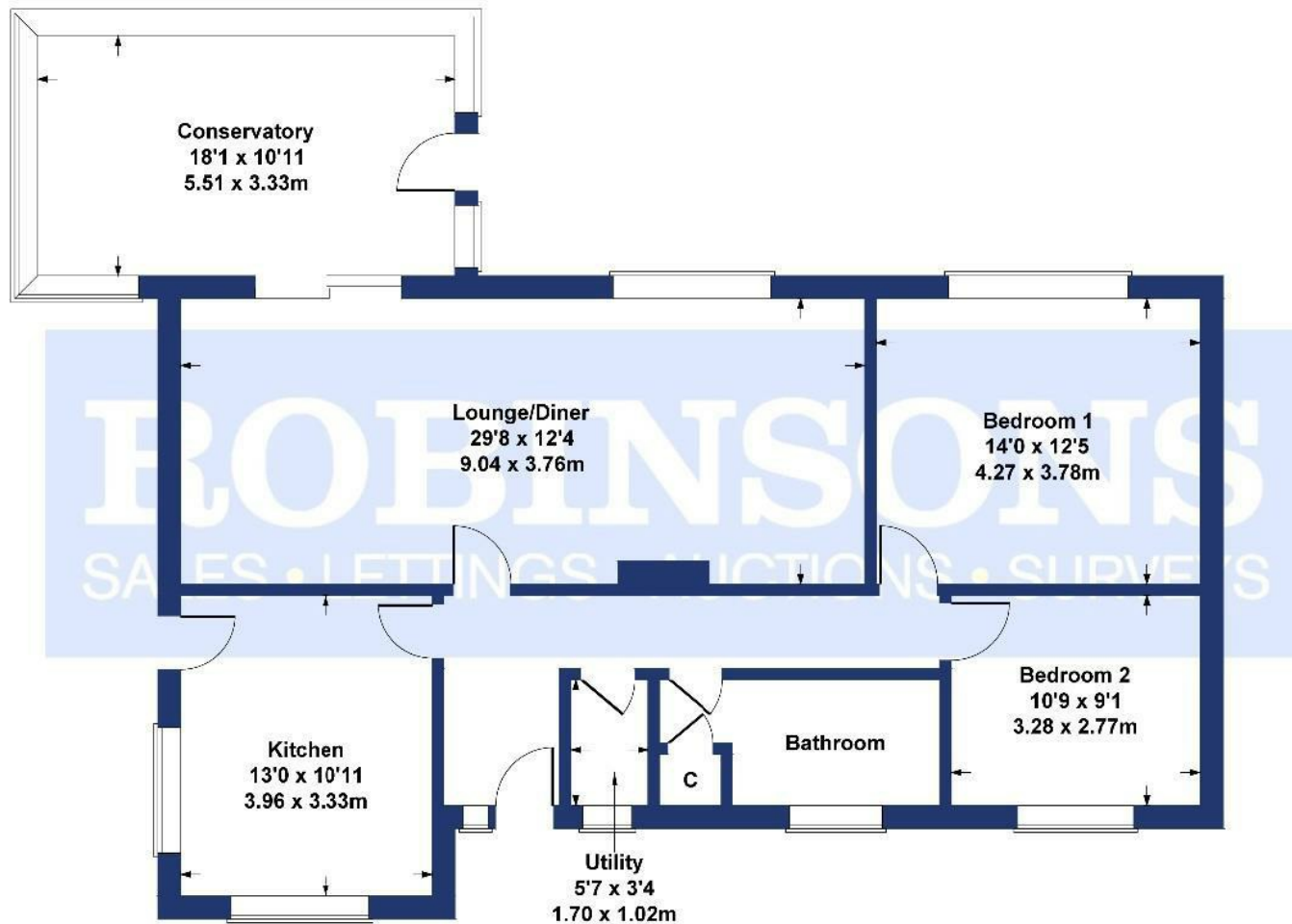






# Pringle Grove

Approximate Gross Internal Area  
1211 sq ft - 113 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			
(92 plus)	A		
(81-91)	B		
(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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