



Braunespath Estate, New Brancepeth, DH7 7JG
3 Bed - House - Detached
O.I.R.O £395,000

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Braunespath Estate

New Brancepeth, DH7 7JG

Stunning Elevated Detached House ** Refurbished & Upgraded Throughout ** Private & Sunny Rear Aspect ** Extended & Versatile Layout ** Rear Countryside Views ** Ample of Street Parking ** Garage ** Feature Karndean Flooring ** Must Be Viewed **

The entrance to this remarkable home features sweeping block paved steps leading to an inviting hallway. Inside, you'll find a comfortable family lounge with bi-fold doors and perfect-fit blinds, seamlessly flowing into the garden room. From this relaxing space, you can enjoy views of the rear garden and the surrounding open countryside. The stunning open-plan living kitchen dining area offers versatility for both entertaining and relaxation. The kitchen is equipped with modern conveniences, including an integral wine cooler, fridge, freezer, Zanussi microwave, Bosch dishwasher, and NEFF double self-cleaning oven. A rear lobby provides access down to a useful office/study space and the single garage with a remote access door. The property boasts three double bedrooms, with the master room featuring French doors opening onto the rear patio and garden. Additionally, the master bedroom benefits from a sumptuous en-suite shower room/WC. The guest bedroom also enjoys an en-suite shower room/WC, and there is an additional family bathroom/WC. Outside, ample off-street parking is available at the front, while the tranquil rear garden is adorned with shrubbery, pleasant patio areas, and a private, sunny aspect, complemented by stunning countryside views.

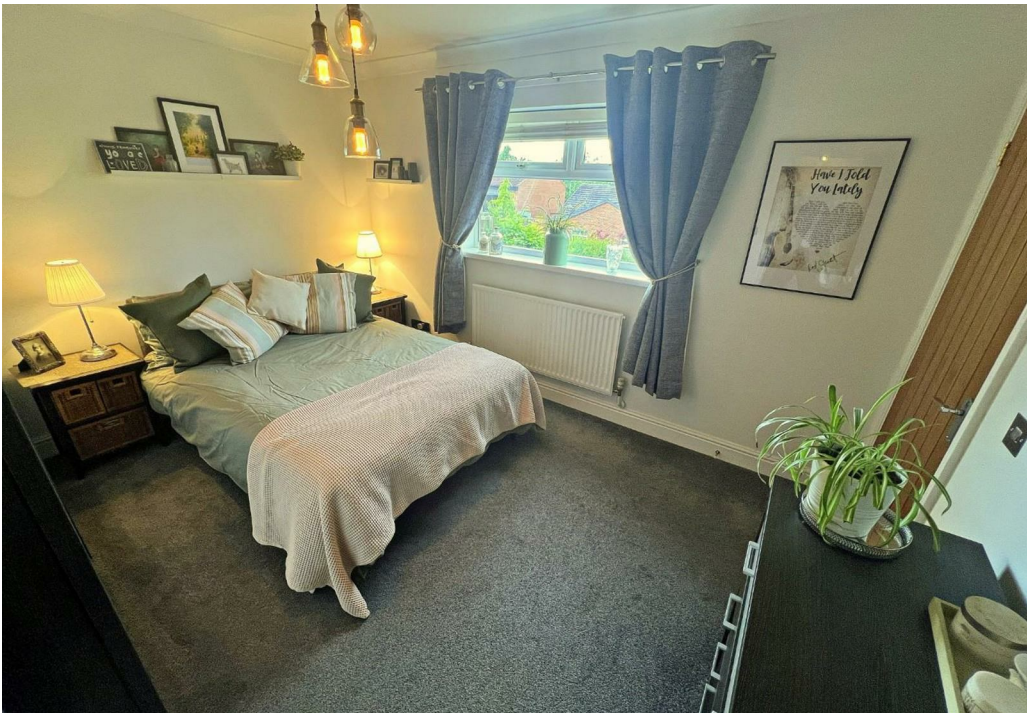












GROUND FLOOR

Entrance Porch

6'01 x 3'09 (1.85m x 1.14m)

Inviting Hallway

12'04 x 10'0 (3.76m x 3.05m)

Lounge

19'09 x 17'0 (6.02m x 5.18m)

Garden Room

13'11 x 12'0 (4.24m x 3.66m)

Open Plan Living Kitchen & Dining

22'4 x 13'5 (6.81m x 4.09m)

Utility Area

7'03 x 4'09 (2.21m x 1.45m)

Rear Store / Lobby

8'10 x 5'6 (2.69m x 1.68m)

Bedroom

12'2 x 12'2 (3.71m x 3.71m)

En-Suite Shower Room/WC

11'04 x 6'08 (3.45m x 2.03m)

Bedroom

13'0 x 10'8 (3.96m x 3.25m)

En-Suite Shower Room/WC

8'05 x 4'11 (2.57m x 1.50m)

Bedroom

12'2 x 9'6 (3.71m x 2.90m)

Bathroom/WC

10'08 x 6'05 (3.25m x 1.96m)

LOWER GROUND

Study / Office

24'01 x 8'03 (7.34m x 2.51m)

Garage

24'01 x 9'09 (7.34m x 2.97m)

LOCATION

Nestled in the tranquil surroundings of the countryside, Salamanca occupies a superb elevated position 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.

Commuting 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.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

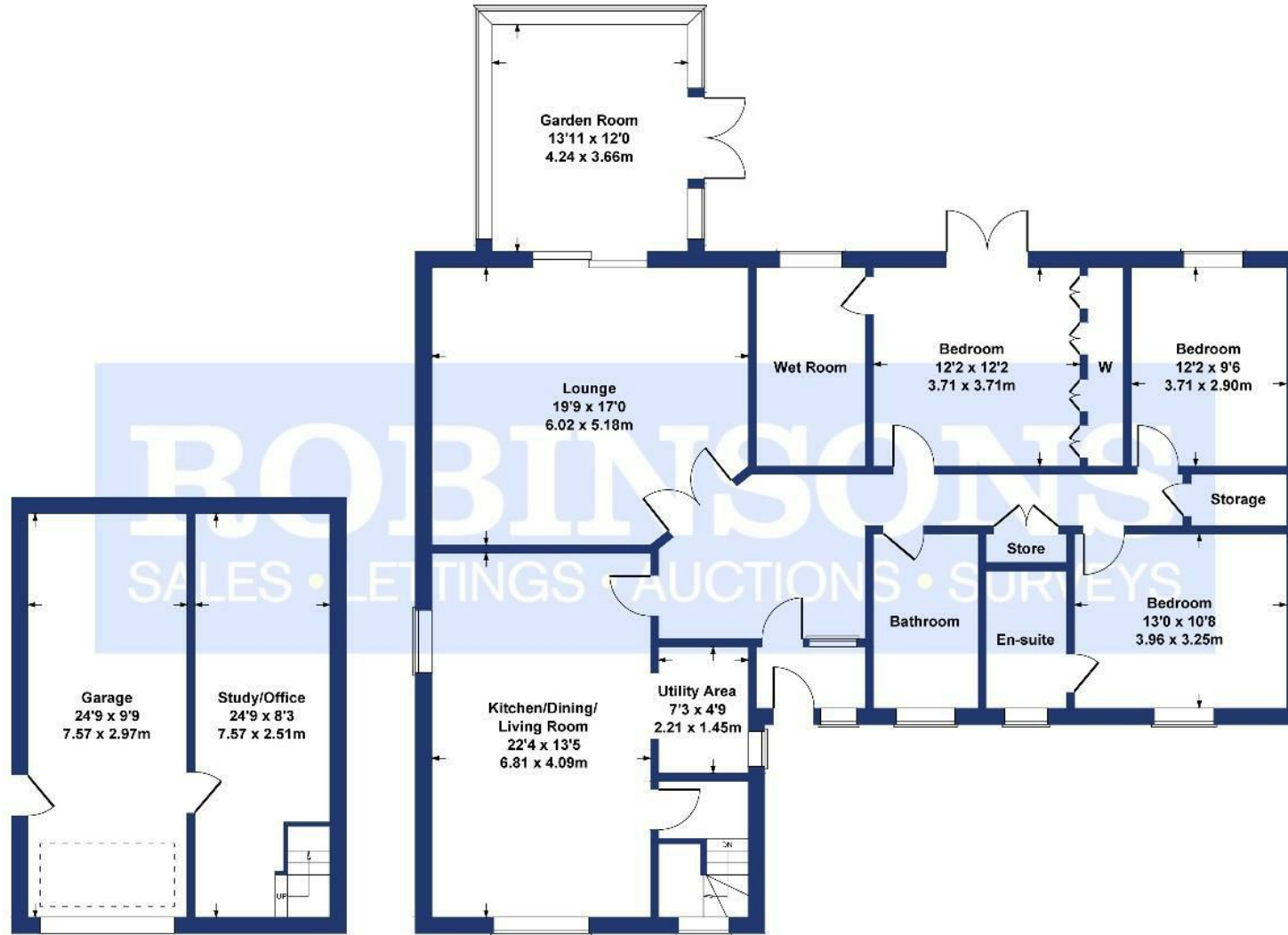
Heating: Gas Central Heating

Broadband: Basic 28Mbps, Ultrafast 9000Mbps



Salamanca

Approximate Gross Internal Area
2301 sq ft - 214 sq m



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		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	78
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









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