



Bridgemere Drive, Framwellgate Moor, DH1 5FG
3 Bed - House - Semi-Detached
O.I.R.O £249,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Bridgemere Drive Framwellgate Moor, DH1 5FG

Freehold ** Stunning Home ** Very Popular & Convenient Location ** Private Rear Aspect With Hot Tub & Patio Area ** Ample Parking ** Garage ** Modern Integrated Kitchen ** Three Good Size Bedrooms & Two Bathrooms ** Electric Car Charging Point ** Double Glazing & GCH **

The floor plan consists, entrance vestibule, comfortable lounge, separate dining room with patio doors that open to the delightful garden room, which in-turn leads out to the beautiful rear garden. The kitchen breakfast room is fitted with a modern range of units and features a range of built-in appliances. Moving upstairs, you will find three bedrooms, including the master bedroom with an en-suite shower room and WC, as well as a family bathroom with WC. Outside, there is plenty of driveway parking space in the front, leading to a single garage equipped with power and light. The rear garden is landscaped for easy maintenance, enclosed, and provides a substantial level of privacy, featuring a hot and patio area. The hot tub could be included with any sale subject to offer.

Framwellgate Moor is situated approx. 2 miles north of Durham City. It is easily accessible via well-connected public transport options, and its location offers convenient access to various amenities in the vicinity. Notable nearby facilities include the esteemed University Hospital of Durham, New College Durham, and Framwellgate School, fostering a nurturing environment for learning.

A mere mile away lies the Arnison Centre Retail Park, boasting an array of shops, outlets, a supermarket, restaurants, and even a petrol station, making it a one-stop destination for various needs and desires. For everyday essentials, residents can find smaller convenience stores and shops conveniently located on Framwellgate Moor Front Street.

With its convenient location, excellent amenities, and a vibrant community, Framwellgate Moor continues to be a sought-after destination for those seeking a balanced and enjoyable lifestyle.











GRUND FLOOR

Entrance Vestibule

Lounge

14'5 x 11'10 (4.39m x 3.61m)

Dining Room

13'1 x 10'6 (3.99m x 3.20m)

Kitchen

13'5 x 7'7 (4.09m x 2.31m)

Garden Room

7'6 x 7'4 (2.29m x 2.24m)

FIRST FLOOR

Bedroom

14'1 x 9'10 (4.29m x 3.00m)

En-Suite Shower Room

Bedroom

11'2 x 10'2 (3.40m x 3.10m)

Bedroom

9'10 x 8'2 (3.00m x 2.49m)

Family Bathroom

Garage

14'1 x 8'2 (4.29m x 2.49m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6Mbps, Superfast 80Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

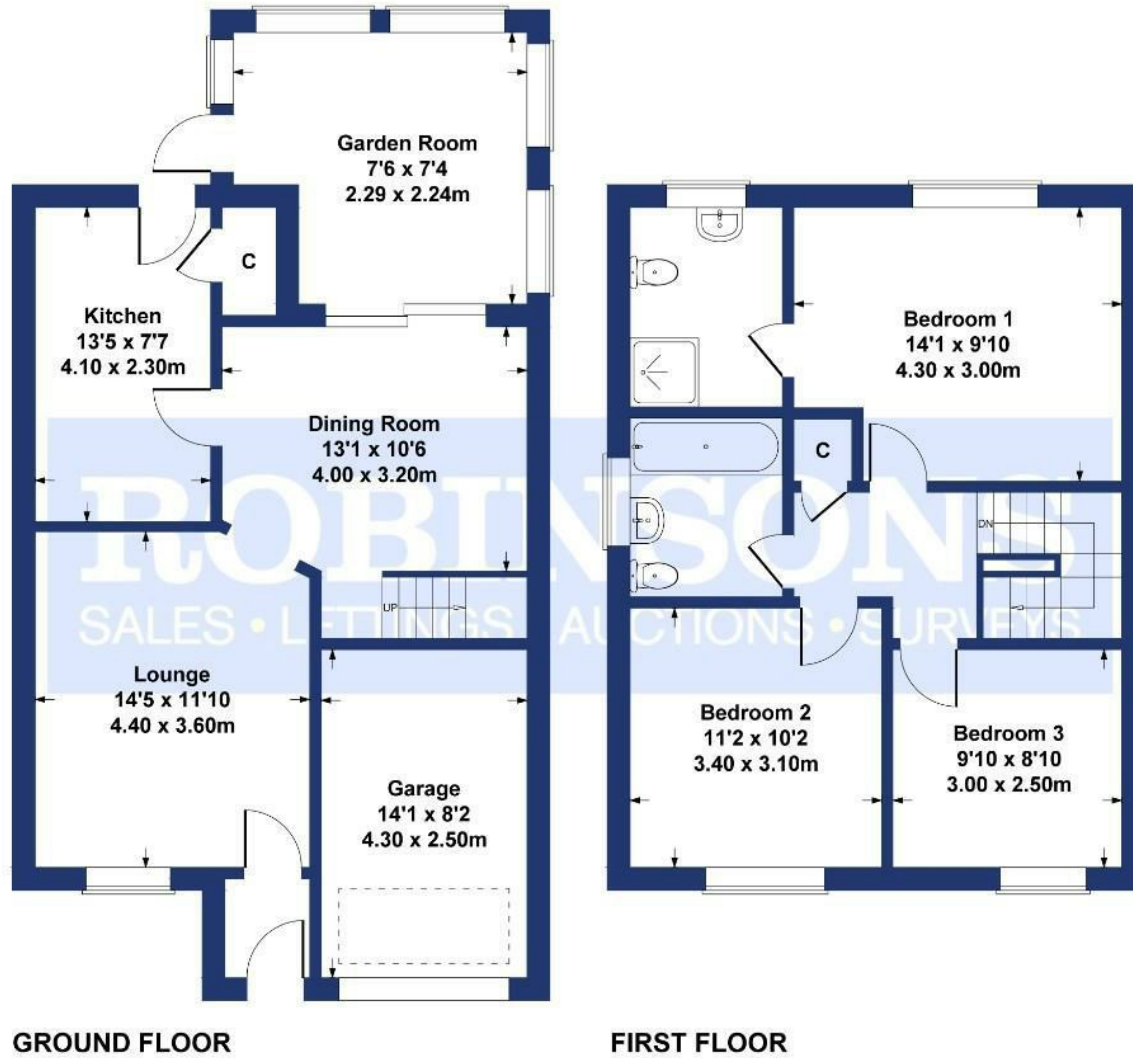
Council Tax: Durham County Council, Band C - Approx. £2161p.a

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.

Bridgemere Drive

Approximate Gross Internal Area
1356 sq ft - 126 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			
(82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		68	80
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.



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

