



Wells Grove, Newton Hall, DH1 5ZF
3 Bed - House - Semi-Detached
O.I.R.O £225,000

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Wells Grove

Newton Hall, DH1 5ZF

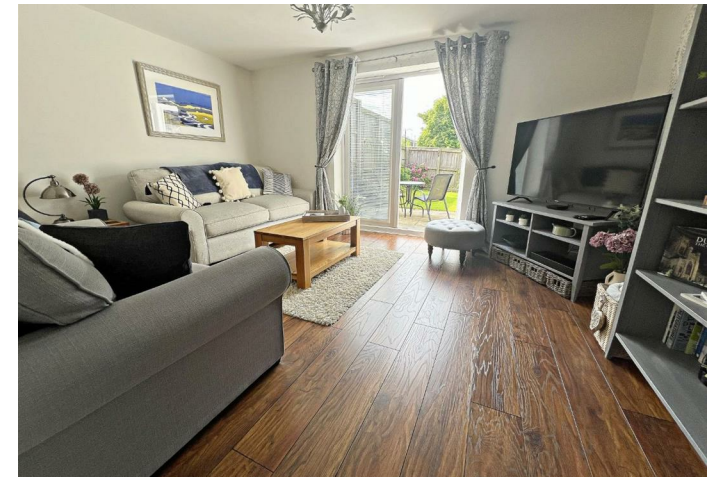
Stunning Family or First Home ** Ready to Move In Condition ** Some Furniture Could Be Sold
** Cul-De-Sac Position ** Ample Parking & Garage ** Very Popular Location ** Outskirts of Durham ** Must Be Viewed **

The floor plan comprises: entrance hallway, cloak/WC, integrated modern kitchen and dining room, comfortable living room which flows into the rear garden and patio area. The first floor has two good sized bedrooms and family bathroom/WC. There is also a useful study area which has stairs leading up to the master suite with dressing area and en-suite shower room/WC. Outside are front and rear gardens. The front has ample driveway parking, and leads to the single garage. Whilst the rear garden is enclosed offering a high degree of privacy.

Located approximately 3 miles north of Durham City Centre, Newton Hall stands as a well-regarded residential development renowned for its blend of convenience and comfort. Offering residents seamless access to an array of amenities, including comprehensive shopping outlets, recreational facilities, and essential services, this community serves as a haven for modern living.

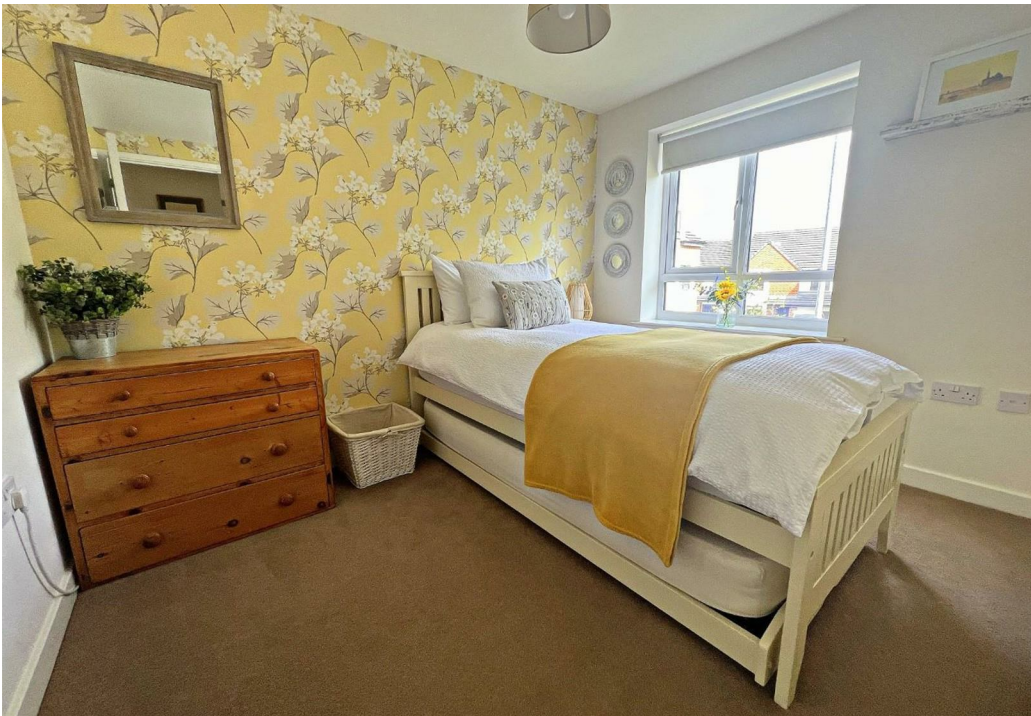
Local conveniences such as nearby shops, schools, and the bustling Arnison Retail Park enhance the neighbourhood's appeal, catering to the diverse needs of its residents. Whether it's a quick grocery run, a leisurely shopping spree, or fulfilling educational requirements, Newton Hall's proximity to these amenities ensures convenience at every turn.

Moreover, for those commuting to work or exploring the surrounding areas, the property's strategic location proves advantageous. Just a short drive away lie the A(167) Highway and A1(M) Motorway, providing swift and efficient travel routes both north and south. This connectivity not only simplifies daily commutes but also opens up opportunities for exploration and adventure beyond the immediate vicinity.













GROUND FLOOR

Entrance Hall

Lounge

14'9 x 11'6 (4.50m x 3.51m)

Kitchen

13'9 x 11'6 (4.19m x 3.51m)

WC

FIRST FLOOR

Bedroom

14'9 x 9'6 (4.50m x 2.90m)

Bedroom

10'2 x 8'2 (3.10m x 2.49m)

Office Area

10'9 x 6'0 (3.28m x 1.83m)

Bathroom

8'2 x 5'3 (2.49m x 1.60m)

SECOND FLOOR

Bedroom

17'5 x 14'9 (5.31m x 4.50m)

En-Suite

7'7 x 5'7 (2.31m x 1.70m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5Mbps, Superfast 80Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

Energy Rating: C

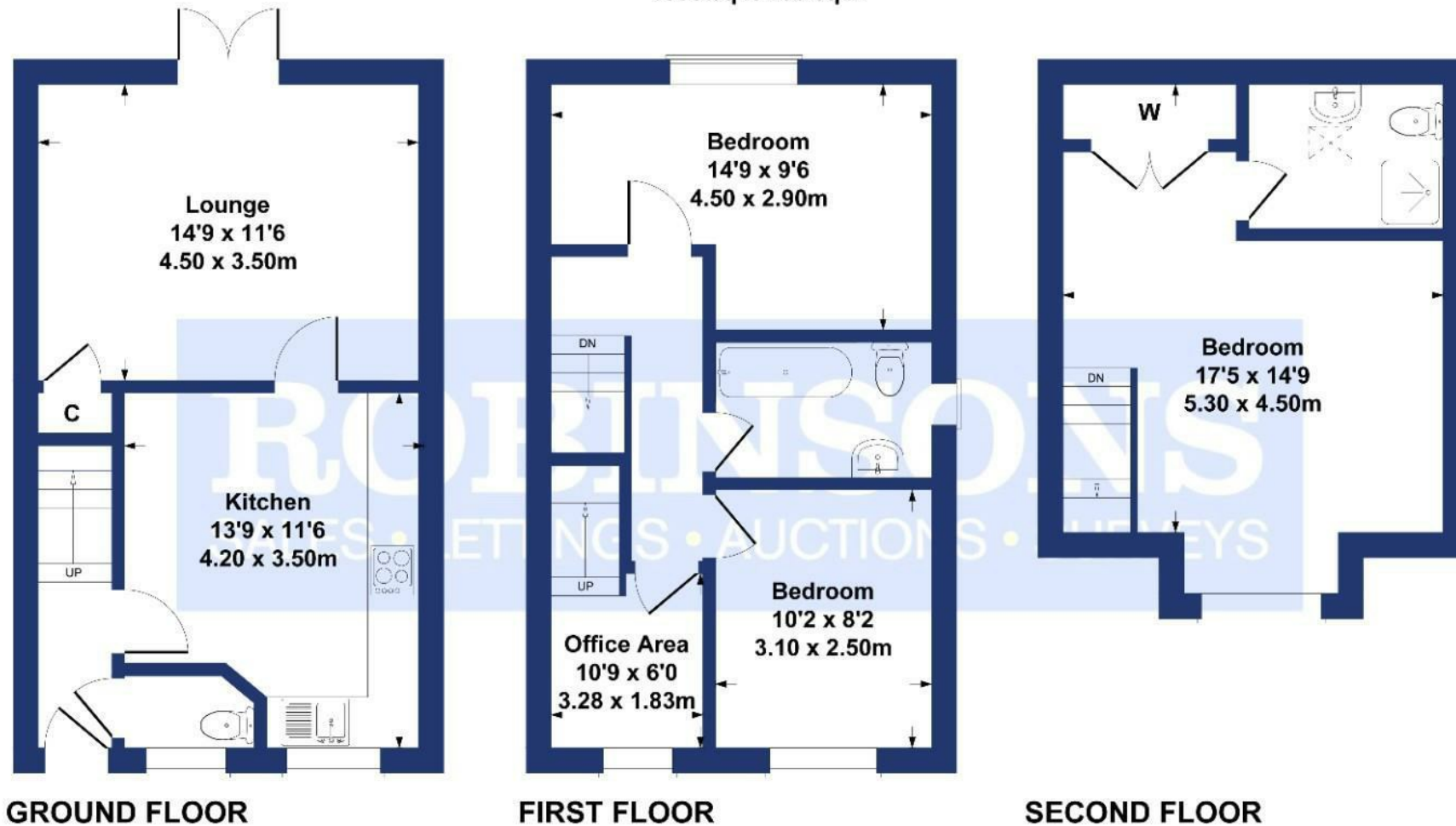


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



Wells Grove

Approximate Gross Internal Area
1033 sq ft - 96 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		90
(81-91) B	80	
(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	

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

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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