



Meldon Way, High Shincliffe, DH1 2PZ
3 Bed - Bungalow - Detached
O.I.R.O £367,950

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Meldon Way

High Shincliffe, DH1 2PZ

Pleasant Corner Plot ** Lovely Cul-De-Sac ** High Standard Throughout ** No Upper Chain ** Extended & Versatile Floor Plan ** Rarely Available ** Outskirts of Durham ** Upvc Double Glazing & GCH Via Combination Boiler ** Must Be Viewed **

Inside, the property features an entrance hallway leading to a stunning fitted kitchen that seamlessly flows into the open-plan living, dining, and garden room. It includes three generously sized bedrooms and a main bathroom/WC equipped with a separate shower cubicle. Additionally, there is a study space and a second kitchen/utility area located at the rear of the garage. Outside, the property boasts gardens at the front, rear, and side, as well as a spacious driveway.

High Shincliffe is a highly regarded and sought after location, providing a peaceful setting whilst being close to Durham City. Whilst being within easy reach of the city and major road links like the A1(M) & A19 north and south, there is an array of countryside with riverside walks also easily accessible.

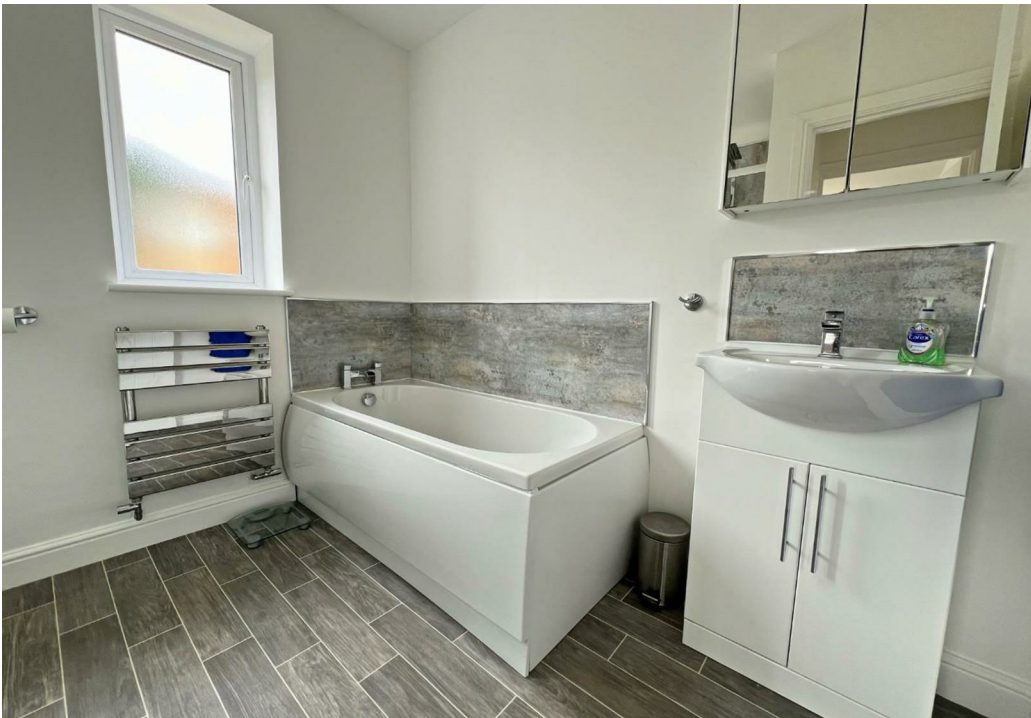
Local amenities close by include the Betty Bees cafe and the well regarded Rose Tree and The Avenue public houses/restaurants. There is also a well regarded Primary School in the local area.

The surrounding countryside offers many miles of trails for walking, riding, and cycling through woodland, fields and along the banks of the river Wear. Durham City offers a great mix of history, culture, shops, bars, and restaurants.











Entrance Hallway

Living Room

13'8 x 8'3 (4.17m x 2.51m)

Garden Room

14'1 x 11'8 (4.29m x 3.56m)

Dining Area

13'8 x 8'3 (4.17m x 2.51m)

Kitchen

20'7 x 9'1 (6.27m x 2.77m)

Bedroom

11'8 x 10'9 (3.56m x 3.28m)

Bedroom

11'1 x 8'5 (3.38m x 2.57m)

Bedroom

8'6 x 7'3 (2.59m x 2.21m)

Bathroom/WC

Study

Kitchen / Utility

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 50 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

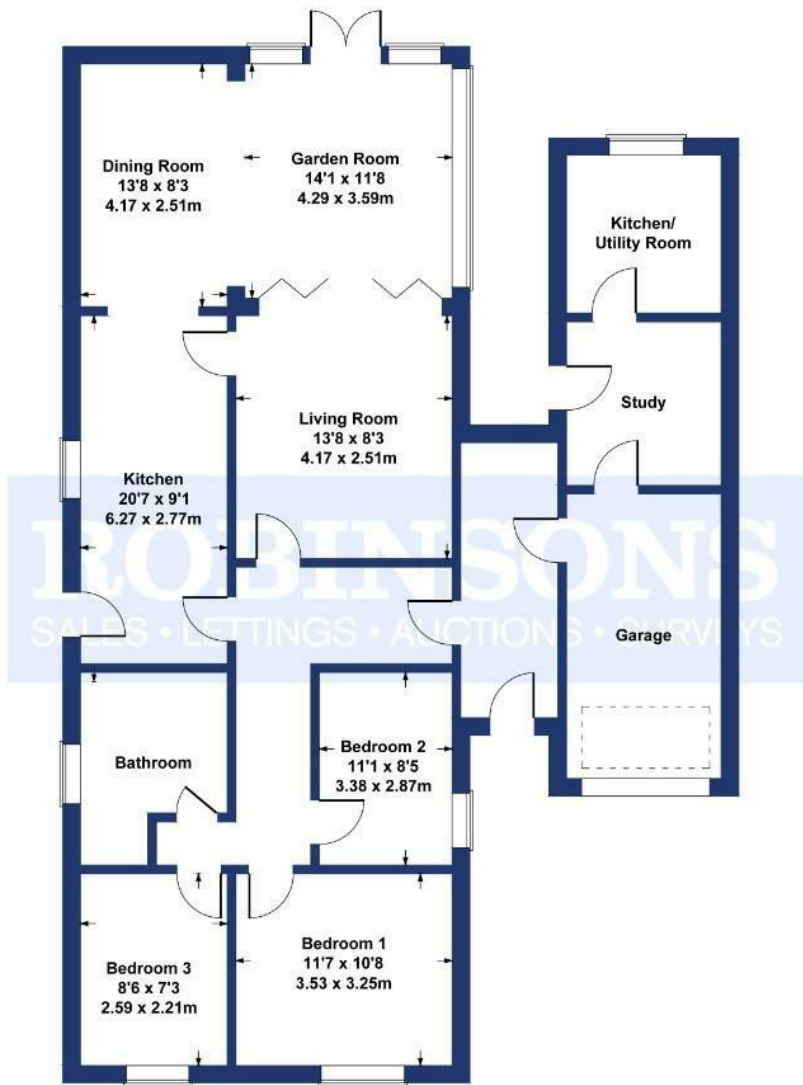
Energy Rating: D

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.



Meldon Way

Approximate Gross Internal Area
1583 sq ft - 147 sq m



GROUND 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		83
(81-81)	B		
(69-80)	C		
(55-68)	D	61	
(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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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