



Latimer Way, Sherburn Village, DH6 1BU
5 Bed - House - Detached
£269,995

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Latimer Way

Sherburn Village, DH6 1BU

Stunning Detached Home ** Pleasant Position ** Outskirts of Sherburn Village & Durham City ** Spacious Floor Plan ** Landscaped Gardens
** Ample Parking & Garage ** Upvc Double Glazing & GCH ** Local Village Amenities & Good Road Links ** Competitive Price ** Early Viewing
Advised **

The interior is truly impressive. A welcoming reception hallway leads to a spacious lounge and an open-plan dining room and kitchen, ideal for cooking, dining, and entertaining. French patio doors open onto a beautifully landscaped garden. A separate utility room provides garden access, alongside a downstairs cloakroom/WC. Upstairs, the master bedroom features an en-suite shower room/wc. There are three additional double bedrooms and a fifth single bedroom, which can serve as a guest room or home office. The luxurious family bathroom concludes the accommodation.

At the front, a double driveway leads to an integral garage, offering ample parking. The stunning rear garden is landscaped, enclosed with patio areas.

The development is situated on the periphery of Sherburn Village, benefiting from its proximity to a diverse selection of everyday amenities, including shops and other essential services. For a more extensive shopping experience and recreational activities, residents can easily access Durham City Centre, located just over 3 miles away.

Moreover, Sherburn Village enjoys excellent connectivity for commuters, with convenient access to key transport arteries. Within a short drive, residents can reach the A(690) Durham to Sunderland Highway, facilitating seamless travel between these destinations. Additionally, the A1(M) Motorway and A(19) Highway are also within easy reach, further enhancing accessibility and connectivity for residents commuting to various locations.









GROUND FLOOR

Entrance Hall

Lounge

14'8 x 10'7 (4.47m x 3.23m)

Kitchen Area

10'2 x 10' (3.10m x 3.05m)

Dining Area

10' x 10' (3.05m x 3.05m)

Utility/Pantry

FIRST FLOOR

Bedroom 1

10'11 x 10'9 (3.33m x 3.28m)

En-Suite

Bedroom 2

10' x 11'4 (3.05m x 3.45m)

Bedroom 3

11'4 9'1 max (3.45m 2.77m max)

Bedroom 4

10'3 x 9'3 (3.12m x 2.82m)

Bedroom 5

6'11 x 8'2 (2.11m x 2.49m)

Bathroom/WC

5'10 x 6'10 (1.78m x 2.08m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 500 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

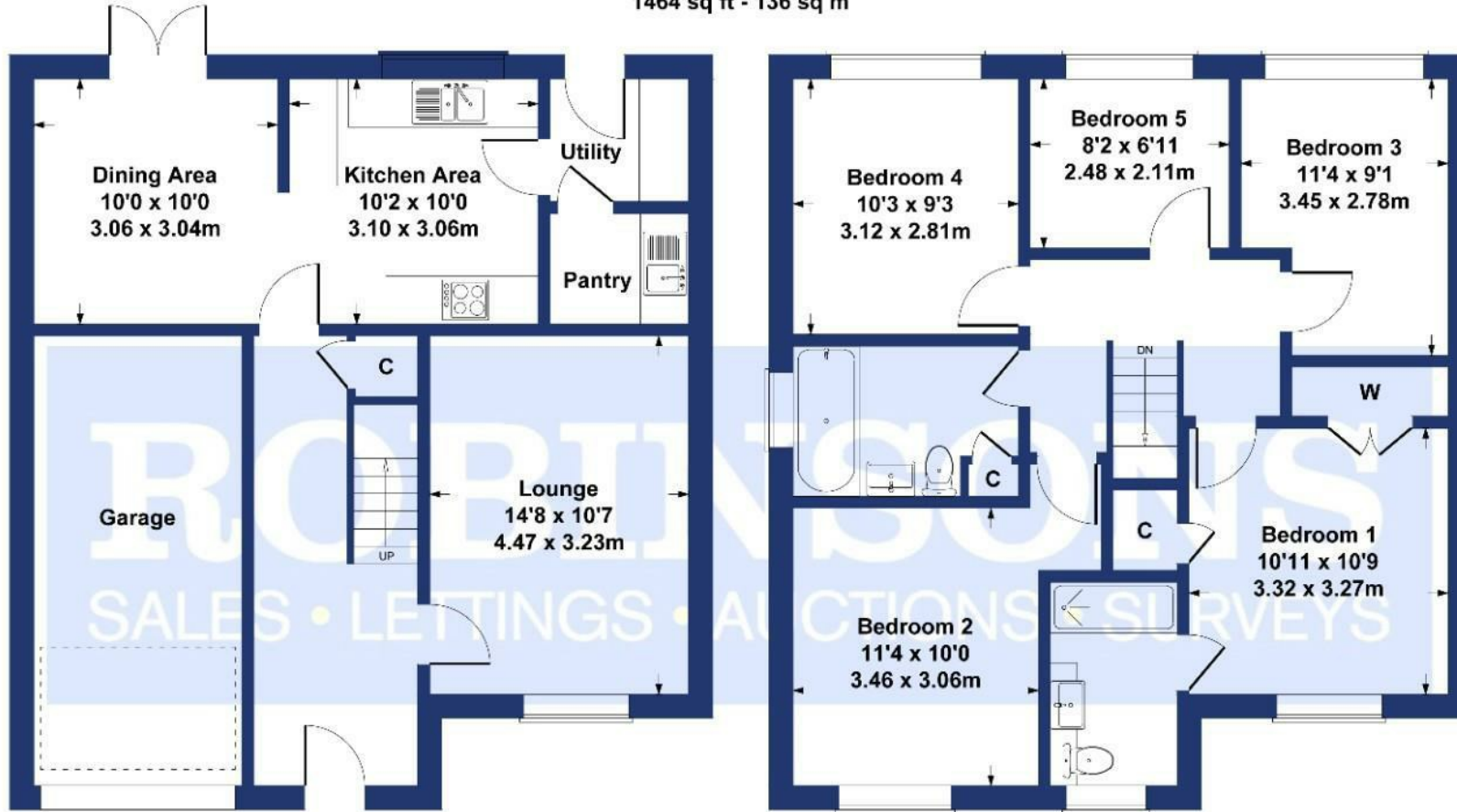
Council Tax: Durham County Council, Band E - Approx. £2626 p.a

Energy Rating: B

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.

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Approximate Gross Internal Area
1464 sq ft - 136 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A	84	93
(61-81)	B		
(49-60)	C		
(35-48)	D		
(23-34)	E		
(13-22)	F		
(1-12)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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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