



Whalton Close, Sherburn Village, DH6 1JZ
4 Bed - House - Semi-Detached
£215,000

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Whalton Close

Sherburn Village, DH6 1JZ

* NO CHAIN * EXTENDED * CONSERVATORY * 2 BATHROOMS BOTH WITH FOUR-PIECE SUITES * PLEASANT VIEWS OVER LOCAL COUNTRYSIDE *

We are delighted to present this extended and enhanced FOUR-BEDROOM SEMI-DETACHED HOME, offered to the market with no chain.

Ideally located close to local amenities, schools, and bus routes, the property boasts UPVC double glazing, gas central heating, and a conservatory at the rear with beautiful views.

The floor plan briefly comprises: entrance hallway, lounge, dining room, conservatory, kitchen/breakfast room; on the first floor, there are four bedrooms, with the master having a very spacious en-suite and a separate family bathroom.

Externally, there are gardens to the front and rear, and a block-paved driveway leading to a single garage.

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 Hallway

Lounge Area

13'6 x 11'10 (4.11m x 3.61m)

Dining Area

9'3 x 8'7 (2.82m x 2.62m)

Kitchen

20'8 x 9'3 (6.30m x 2.82m)

Conservatory

9'9 x 9'9 (2.97m x 2.97m)

FIRST FLOOR

Bedroom One

17'2 x 10'4 (5.23m x 3.15m)

En-Suite

Bedroom Two

12'11 x 9'6 (3.94m x 2.90m)

Bedroom Three

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

Bedroom Four

8'5 x 7'9 (2.57m x 2.36m)

Bathroom / WC

EXTERNALLY

Garage

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

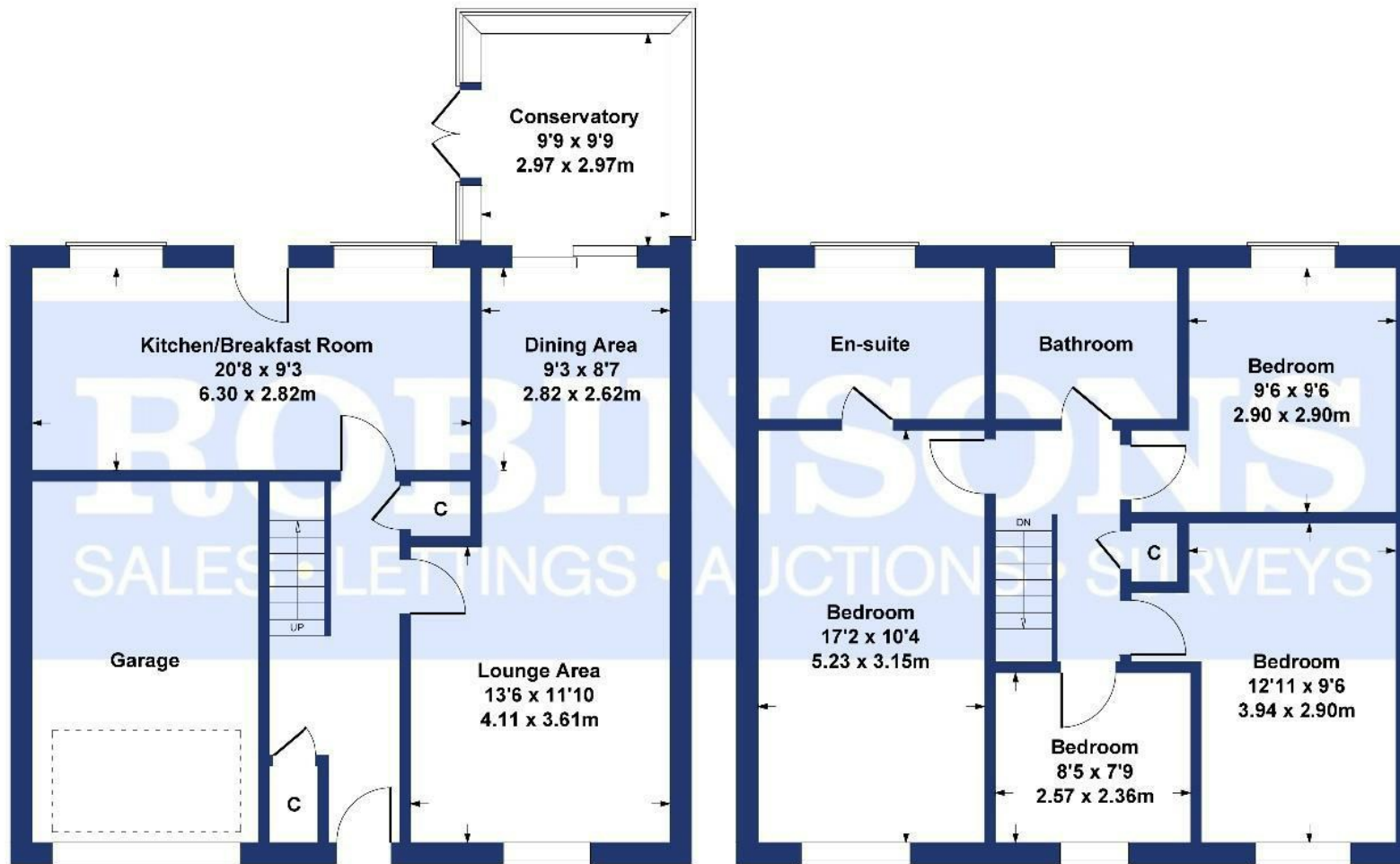
Energy Rating: C

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.

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Approximate Gross Internal Area
1624 sq ft - 151 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(61-81)	B		
(49-60)	C	70	
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	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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