



Briardene, Durham City, DH1 4QU  
4 Bed - House - Terraced  
£330,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



# Briardene

## Durham City, DH1 4QU

Highly Regarded Location \*\* Seasonal Cathedral & Castle Views \*\* Possible 3/5 Bedrooms \*\* Spacious Versatile Floor Plan Over Four Floors \*\* Walking Distance Into Durham City Centre \*\* Good Further Potential \*\* No onward chain \*\* Good Local Schools & Transport Links \*\* Double Glazing & Gas Central Heating \*\* Viewing Is A Must \*\*

The property comprises: entrance porch, hallway with door to the double garage and stairs up to reception room or bedroom and cloak/WC. The first floor has a good sized reception room, stairs lead to the kitchen diner, which is fitted with a range of modern units. The second floor has a good sized bedroom, with walk through to a study/dressing area but could also be an additional bedroom. There is also a bathroom and stairs up to the third floor where you'll find two additional bedrooms. Outside the property occupies a pleasant position in a highly regarded area. The front has double drive which leads to the double garage. The rear offers a small open aspect garden with patio area.

Briardene is a small, popular, modern residential development situated on the outskirts of the immediate City Centre. A short walk leads to comprehensive shopping, recreational facilities, and amenities. It is also within walking distance of many University and College buildings, as well as the mainline train and bus stations. Briardene is just a few minutes' drive from the A167, which provides excellent road links to both the North and South, and is within easy reach of the A690 Durham to Sunderland route and the A1(M) Motorway, offering good connections to other parts of the region. Durham Johnson and well-respected local junior schools are all within easy walking distance.



















## GROUND FLOOR

### Entrance Porch

### Hallway

### Double Garage

17'02 x 14'09 (5.23m x 4.50m)

### Landing

### Reception / Bedroom

14'09 x 10'04 (4.50m x 3.15m)

### WC

## FIRST FLOOR

### Reception

21'02 x 15'02 (6.45m x 4.62m)

### Landing

### Kitchen Diner

21'02 x 10'04 (6.45m x 3.15m)

## SECOND FLOOR

### Bedroom

12'04 x 9'04 (3.76m x 2.84m)

### Study / Possible Bedroom

8'07 x 6'0 (2.62m x 1.83m)

### Landing

### Bathroom/WC

7'10 5'07 (2.39m 1.70m)

## THIRD FLOOR

### Bedroom

10'10 x 10'04 (3.30m x 3.15m)

### Bedroom

9'11 x 7'01 (3.02m x 2.16m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 67 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £2971 p.a

Energy Rating: D

The property is situated in the Durham City conservation area and Article 4 restrictions apply.

Briardene Residents Association charges an annual fee (currently) £250 for maintenance for the shared grounds of Briardene.

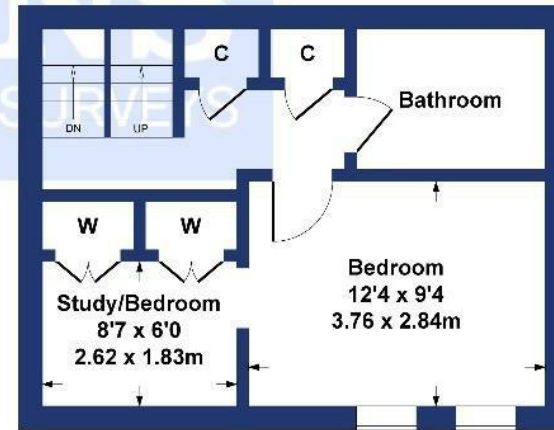
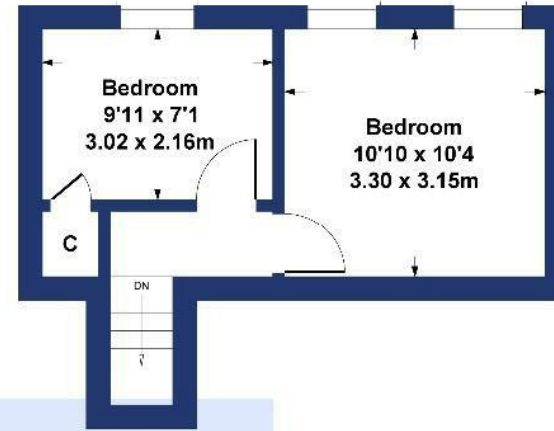
There is a covenant on the property to stop the houses from being rented out for multiple occupation.

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.

# Briardene

Approximate Gross Internal Area  
1729 sq ft - 161 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		83
(61-81)	B		
(49-60)	C		
(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	



## 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.





1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
[info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

