



Grinstead Way, Carrville, DH1 1LY  
2 Bed - Bungalow - Semi Detached  
£215,000

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## Grinstead Way Carrville, DH1 1LY

Available for purchase is this beautifully presented, extended, and ideally located two-bedroom semi-detached bungalow. Occupying a large plot with meticulously maintained gardens, this rarely available bungalow is sure to impress.

Having been extended to the rear, it offers accommodation briefly comprising: an entrance hall, a large and inviting lounge leading to a conservatory that opens onto the rear garden, an extended kitchen/dining room which is beautifully fitted, two bedrooms, and a re-fitted bathroom/WC. The property also includes an attached garage serving as a utility area, additional parking on a long drive, and fabulous gardens to the front and rear. The property also has gas central heating from a fully serviced boiler, and uPVC double glazing.

Grinstead Way is conveniently situated for access to local neighbourhood shops, schools, and other amenities within Carrville, as well as nearby Belmont. More comprehensive shopping and recreational facilities are available within Durham City Centre, approximately 3 miles away. Carrville is also well-placed for commuting purposes, being just off the A(690) Durham to Sunderland Highway, which offers access to the A1(M) Motorway Interchange, providing excellent road links both north and south.



















## Hallway

## Lounge

18'0" x 11'9" (5.5 x 3.6)

## Conservatory

10'2" x 10'2" (3.1 x 3.1)

## Kitchen / Diner

21'11" x 9'2" max (6.7 x 2.8 max)

## Bedroom One

13'1" x 9'10" (4 x 3)

## Bedroom Two

11'5" x 8'10" max (3.5 x 2.7 max)

## Bathroom

6'6" x 5'6" (2 x 1.7)

## Garage / Utility

17'0" x 7'6" (5.2 x 2.3)

## Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 9,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

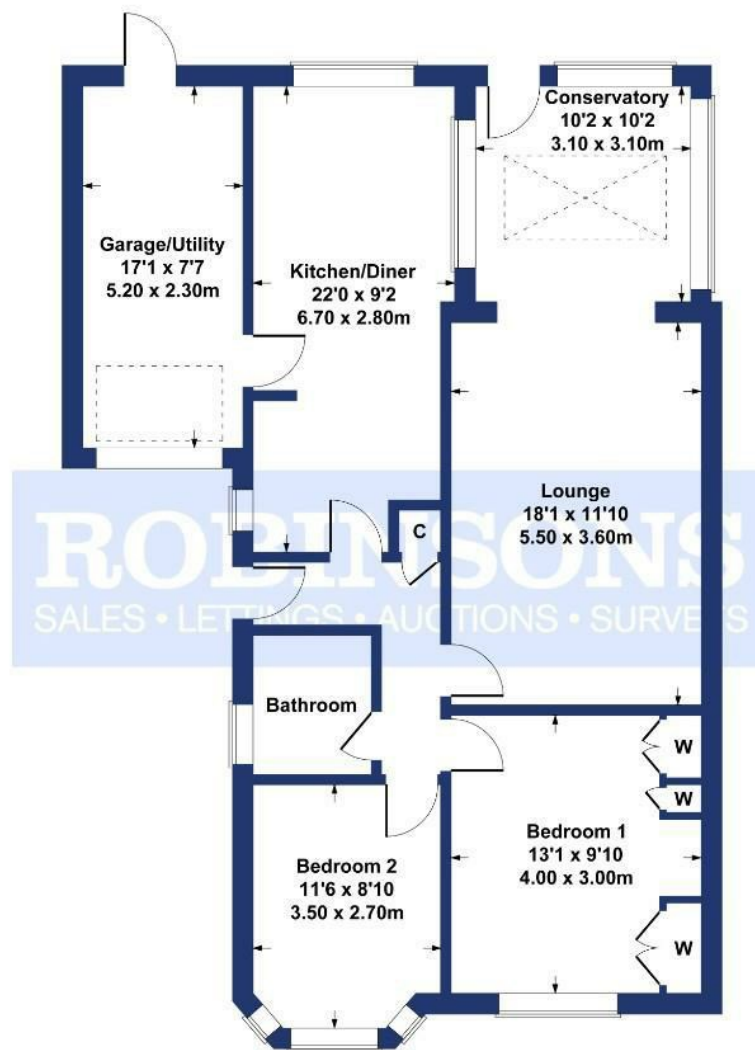
Council Tax: Durham County Council, Band B - Approx. £1,891 p.a

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.

## Grinstead Way

Approximate Gross Internal Area  
1044 sq ft - 97 sq m



### 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.

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

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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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