



Grand View, Sherburn Village, DH6 1EN
2 Bed - House - Semi-Detached
O.I.R.O £129,950

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Grand View

Sherburn Village, DH6 1EN

Private & Sunny Rear Aspect ** Large Rear Garden & Parking ** Well Presented & Extended ** Lovely Sun Room ** Boarded Loft Space ** Outskirts of Durham ** Double Glazing & GCH ** Early Viewing Advised **

The floor plan comprises; hall, lounge, kitchen and dining area, sun room with doors to the rear garden. The first floor has two double bedrooms and shower room/WC. Outside are gardens, parking and store sheds.

Sherburn Village in Durham is a charming and historic settlement that offers a blend of rural tranquility and convenient access to urban amenities. Situated just a few miles east of the vibrant city of Durham, Sherburn is an attractive option for those who want a peaceful village lifestyle without sacrificing proximity to the conveniences of a larger city.

The village has a strong sense of community, with friendly locals and various community activities that foster a welcoming atmosphere. Sherburn is steeped in history, with roots going back to the medieval period, reflected in its traditional architecture and the presence of historic buildings like the parish church of St. Mary the Virgin.

Sherburn is well-served by local amenities, including a primary school, shops, and a couple of cosy pubs, making day-to-day living convenient. The village also boasts a number of green spaces, offering plenty of opportunities for walking, cycling, and outdoor activities. The nearby Sherburn Beck adds to the village's scenic appeal, creating a lovely setting for leisurely strolls.

For families, Sherburn Village offers a safe environment with a range of schooling options in and around the area. The local primary school has a good reputation, and secondary schools in nearby Durham are easily accessible.

Transport links are another plus, with easy access to the A1(M) motorway, providing straightforward connections to Durham, Newcastle, and beyond. The village is also close to public transport options, making commuting or day trips into the city convenient











GROUND FLOOR

Entrance

Lounge

14'4 x 11'10 (4.27m'1.22m x 3.35m'3.05m)

Kitchen Diner

20'3 x 6'11 (6.10m'0.91m x 1.83m'3.35m)

Sun Room

9'5 x 7'11 (2.74m'1.52m x 2.13m'3.35m)

FIRST FLOOR

Bedroom

11'11 x 11'5 (3.35m'3.35m x 3.35m'1.52m)

Bedroom

10'4 x 8'2 (3.05m'1.22m x 2.44m'0.61m)

Shower Room

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15Mbps, Superfast 46Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621p.a

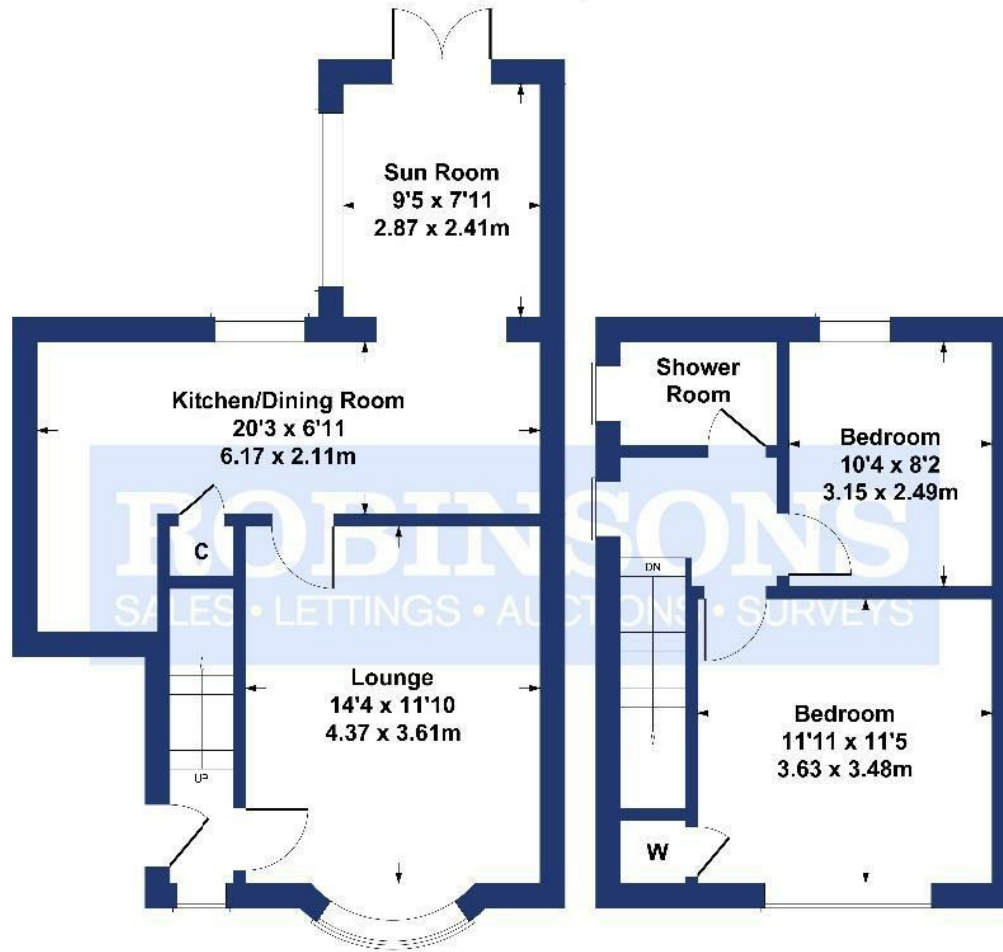
Energy Rating: D



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.

Grand View

Approximate Gross Internal Area
800 sq ft - 74 sq m



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D		55	
(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. 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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