



Brecken Way, Meadowfield, DH7 8UZ
3 Bed - House - Detached
£229,995

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Brecken Way Meadowfield, DH7 8UZ

Superb Family or First Home ** Private & Sunny Rear Aspect ** Pleasant Cul-De-Sac Position
** Popular Location ** Generous Gardens & Ample Parking ** Extended Floor Plan ** Double
Glazing & GCH ** Early Viewing Advised **

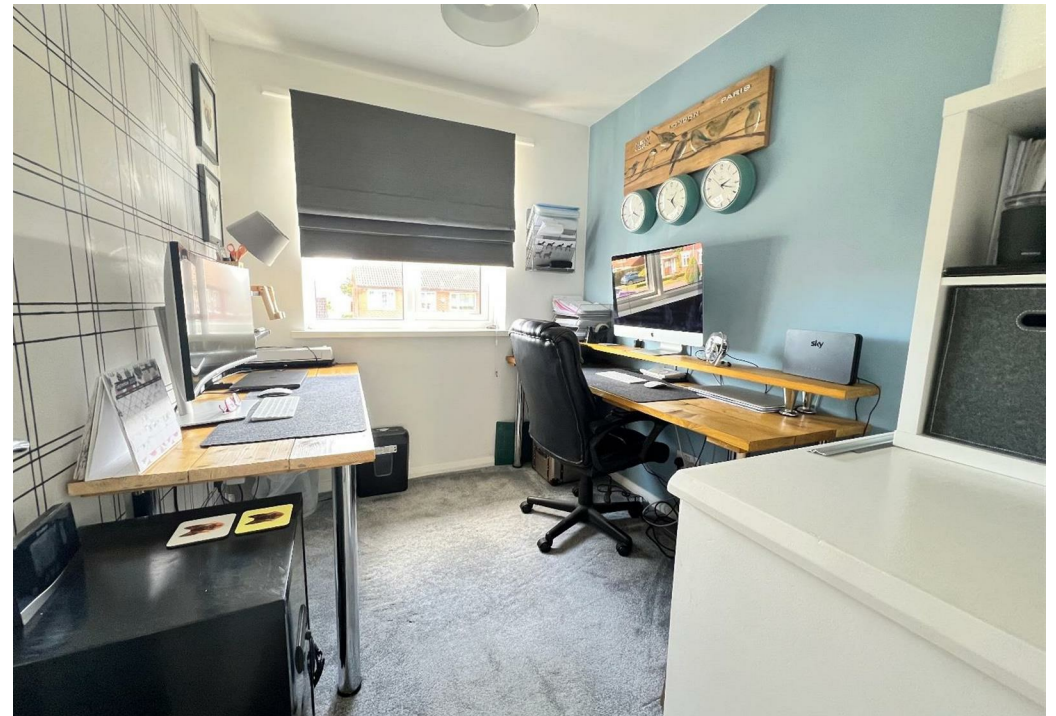
The floor plan comprises: entrance hallway, comfortable lounge with log burning stove, separate dining room which opens into the delightful conservatory and overlooks the rear garden. The kitchen is fitted with a range of units and a selection of integral appliances. The first floor has three bedrooms and family bathroom/WC which includes separate double walk-in shower. Outside the property has generous gardens, ample driveway parking, single garage, and the added benefit of a private and sunny rear aspect.

Meadowfield, located just 3 miles southwest of Durham city, is a desirable village offering a mix of suburban tranquillity and convenient access to urban amenities. Ideal for families, professionals, and retirees alike, Meadowfield provides a variety of housing options, including modern developments and traditional homes. The village has local amenities such as supermarkets, primary schools, cafes, and local pubs, while Durham city centre is only a short drive or bus ride away, offering a wider array of shops, restaurants, and cultural attractions. Meadowfield benefits from strong transport links, with regular bus services to Durham and easy access to the A690, connecting to the A1(M) for commuting to nearby cities such as Newcastle and Sunderland. The area is also close to the stunning Durham countryside, with local parks and scenic walking trails, making it attractive to those seeking both convenience and natural beauty.













GROUND FLOOR

Hallway

Lounge

14'4 x 14'2 (4.37m x 4.32m)

Dining Room

10'11 x 8'9 (3.33m x 2.67m)

Conservatory

10'6 x 9'2 (3.20m x 2.79m)

Kitchen

10'11 x 8'5 (3.33m x 2.57m)

Garage

FIRST FLOOR

Bedroom

14'2 x 10'6 (4.32m x 3.20m)

Bedroom

11'1 x 9'1 (3.38m x 2.77m)

Bedroom

9'4 x 6'11 (2.84m x 2.11m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 75 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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





Brecken Way

Approximate Gross Internal Area
1040 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.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(61-81)	B		
(49-60)	C		68
(35-48)	D		
(22-34)	E		
(9-21)	F		
(1-8)	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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons 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
www.robinsonsestateagents.co.uk

