



Holmlands Crescent, Durham Moor, DH1 5AR
3 Bed - House - Semi-Detached
Offers Over £400,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Holmlands Crescent

Durham Moor, DH1 5AR

Stunning Family Home ** Extended & Versatile Floor Plan ** Sunny South West Rear Aspect **
Generous Garden & Driveway Parking ** Detached Garage With Rear Store ** Prime Location
** Good Transport Links, Schooling & Local Amenities **

The floor plan comprises: entrance hallway, convenient cloak/WC, comfortable lounge, stunning open plan living, kitchen and dining area. This fabulous versatile space, with its vaulted ceilings is ideal for relaxation, entertaining or for family gatherings. It offers a feature dual aspect wood burner and seamlessly flows out to the rear garden through bi-fold doors, making it ideal for Alfresco style dining. There is an additional room, used as a useful study, ideal for home working. The first floor has three double bedrooms, with the large master having walk-in dressing room and en-suite shower room. Outside, there is ample parking, detached garage with rear store, and enclosed rear garden with sunny south west aspect.

Holmlands Crescent epitomises the charm of Durham Moor, an esteemed residential locale nestled on the periphery of the City Centre. Renowned for its attractive surroundings, this neighbourhood is ideal for residents seeking a delightful living experience.

Encompassing an array of modern conveniences, Durham Moor boasts an abundance of shopping outlets and recreational amenities, making daily life not only convenient but also enriched with leisure opportunities. Whether one seeks retail therapy or indulgence in leisurely pursuits, the City Centre caters comprehensively to diverse preferences.

Moreover, Durham Moor's strategic location facilitates seamless commuting, adding to its allure. Conveniently positioned just a brief drive away from the A(167) Highway, residents benefit from excellent connectivity to neighbouring regional hubs. Such accessibility enhances the appeal of Durham Moor as a desirable residential destination.













GROUND FLOOR

Entrance Hallway

WC

Lounge

18'8" x 15'1" (5.7 x 4.6)

Open Plan Living Kitchen & Dining

Kitchen

11'9" x 10'5" (3.6 x 3.2)

Dining / Family Area

16'4" x 11'9" (5 x 3.6)

Sitting Room

12'5" x 11'9" (3.8 x 3.6)

Study

12'9" x 8'2" (3.9 x 2.5)

FIRST FLOOR

Bedroom

13'9" x 12'1" (4.2 x 3.7)

Walk-In Wardrobe

En-Suite

12'1" x 5'6" (3.7 x 1.7)

Bedroom

14'5" x 11'9" (4.4 x 3.6)

Bedroom

11'9" x 10'2" (3.6 x 3.1)

Bathroom/WC

9'2" x 6'2" (2.8 x 1.9)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,431 p.a

Energy Rating: C

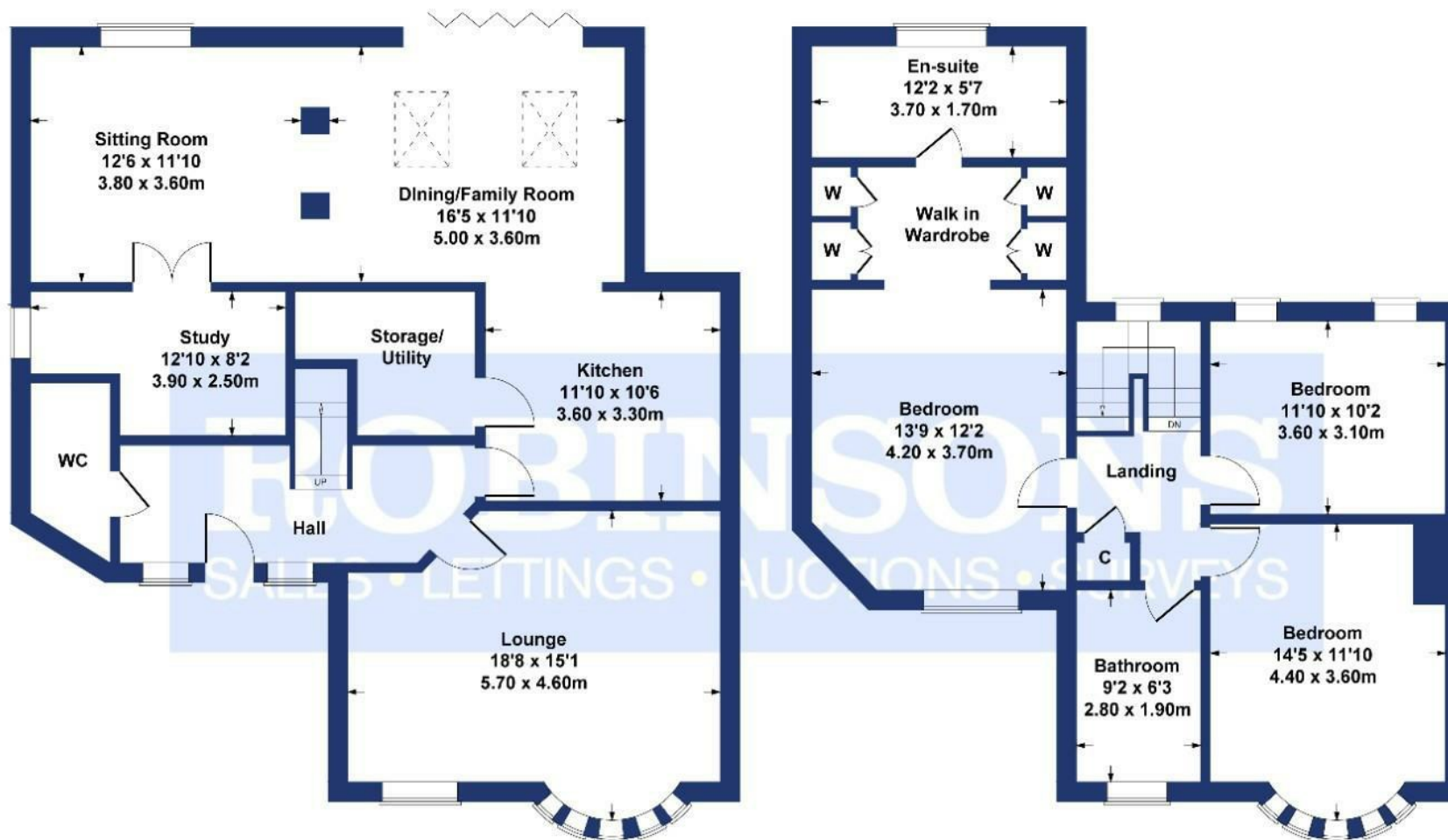


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Holmlands Crescent

Approximate Gross Internal Area
1841 sq ft - 171 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		82
(81-91) B		
(69-80) C	71	
(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

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
www.robinsonsestateagents.co.uk

