



Church Vale, High Pitington, DH6 1AH
4 Bed - House - Detached
O.I.R.O £229,950

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Church Vale

High Pittington, DH6 1AH

Stunning Brand New Home ** Spacious Family Accommodation Over Three Floors ** Pleasant Village Location ** Outskirts of Durham City ** Gardens and Parking ** Quality Fixture & Fittings ** Competitive Price For What's On Offer ** Viewing Essential **

Upon entering the home, you are welcomed by a warm and inviting hallway featuring a custom-designed staircase and a convenient cloakroom/WC. This leads you into a beautifully appointed kitchen, complete with granite countertops and high-end appliances, making it a culinary haven for any home chef. Adjacent to the kitchen is an expansive reception room, perfectly suited for hosting gatherings or enjoying quiet, relaxing moments with your family.

The property offers four generously sized bedrooms spread across two floors, providing ample space for comfort and privacy. Two of these bedrooms boast ensuite shower rooms, adding an extra touch of luxury, while a lavish family bathroom serves the remaining bedrooms.

One of the most charming aspects of this home is its picturesque setting, overlooking a serene playing field with a nearby playground. This idyllic location makes it an ideal choice for families, offering a peaceful retreat while still being close to amenities and outdoor activities for all ages.

Church Vale is a charming residential area located in the highly sought-after village of High Pittington. This location offers convenient access to the local primary school, village hall, and nearby convenience stores. Residents can enjoy a short walk to a restaurant and pub, as well as explore the historic Grade I listed church, which leads to scenic rural footpaths and open fields. The area is just a short drive from Durham City Centre, where an extensive array of shopping, recreational facilities, and amenities are available. High Pittington is also ideally situated for commuters, with the A690 Durham to Sunderland Highway nearby, offering excellent road connections to other regional destinations.













GROUND FLOOR

Entrance Hallway

Cloakroom/WC

Kitchen

12'6 x 11'5 (3.81m x 3.48m)

Living Room

18'10 x 13'7 (5.74m x 4.14m)

FIRST FLOOR

Bedroom Two

12'6 x 11'10 (3.81m x 3.61m)

En-Suite

Bedroom Three

13'6 x 11'10 (4.11m x 3.61m)

Bedroom Four

10'2 x 6'8 (3.10m x 2.03m)

Family Bathroom

SECOND FLOOR

Master Bedroom

15'7 x 14'0 (4.75m x 4.27m)

En-Suite

Agent Notes

The Gas and Electric are not currently connected, however, they will be prior to the completion of the sale.

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Pending

Mobile Signal/Coverage: Pending

Tenure: Freehold

Council Tax: Durham County Council, Band Pending

Energy Rating: B

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.

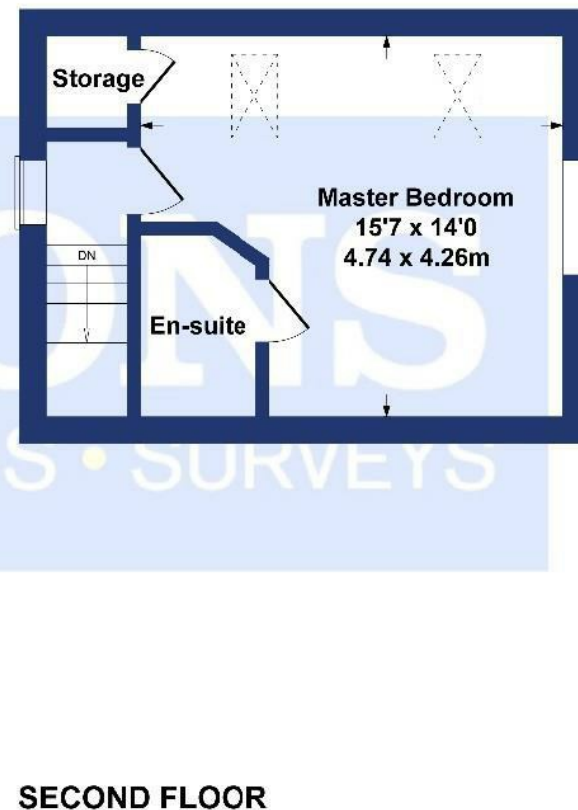
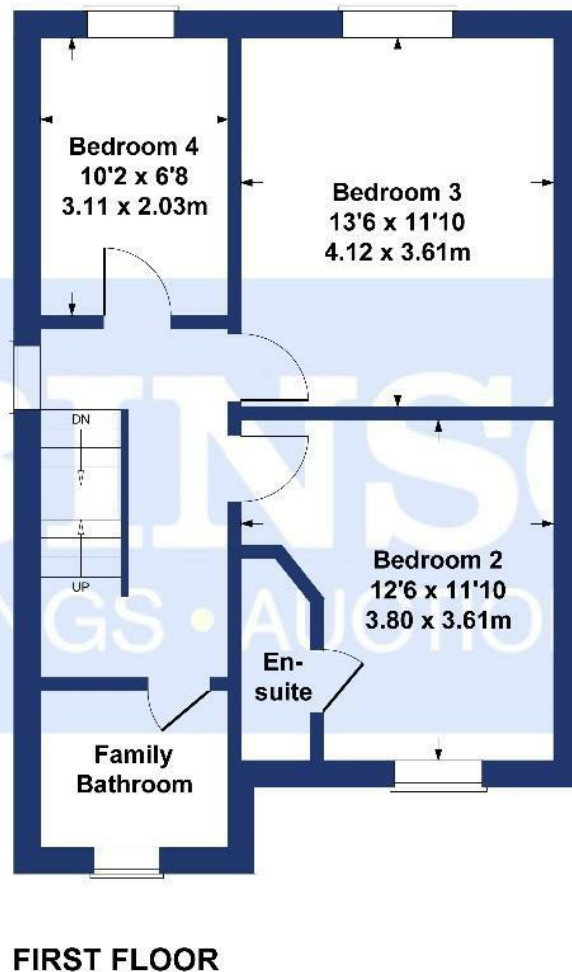
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Church Vale

Approximate Gross Internal Area
1313 sq ft - 122 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B	83	
(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	



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.



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