



Carole Dunes, Quarrington Hill, DH6 4QL
2 Bed - House - Semi-Detached
O.I.R.O £95,000

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Carole Dunes

Quarrington Hill, DH6 4QL

Must Be Viewed ** Ideal First Buy or Young Family Home ** Lovely Rear Aspect ** Well Presented Throughout ** Large Rear Garden ** Village Location ** Outskirts of Durham ** Good Road Links For Commuting ** Upvc Double Glazing & GCH **

The floor plan features an entrance hallway leading to a comfortable lounge and dining area, with French doors opening to the front courtyard garden. The modern kitchen is fitted with white units and has direct access to the rear garden.

Upstairs, a spacious landing provides an ideal space for a home workstation. The property offers two generously sized double bedrooms and a bathroom with a white suite and a shower over the bath.

Externally, the home is well-positioned with both front and rear gardens. The front boasts an enclosed courtyard-style garden, while the rear features a large, split-level garden with a pleasant outlook.

Quarrington Hill, a charming village in County Durham, offers a peaceful rural setting with easy access to urban conveniences, making it an attractive option for potential buyers. The village has essential amenities, a community centre, and traditional pubs, while larger shopping and leisure facilities are just a short drive away in nearby towns. The surrounding countryside provides stunning views and opportunities for outdoor activities, including walking and cycling along scenic trails like those in Cassop Vale Nature Reserve.

Quarrington Hill is well-connected by road, with the A181 offering a straightforward route to Durham City and other nearby areas. Regular bus services further enhance accessibility, making it a suitable location for commuters and families alike. Its blend of village charm, access to nature, and proximity to essential services makes Quarrington Hill a desirable choice for those seeking a balanced and tranquil lifestyle.













GROUND FLOOR

Hallway

Lounge Diner

19'2 x 11'3 (5.84m x 3.43m)

Kitchen

16'1 x 7'7 (4.90m x 2.31m)

FIRST FLOOR

Bedroom

11'08 x 10'0 (3.56m x 3.05m)

Bedroom

12'5 x 8'11 (3.78m x 2.72m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 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.



Caroles Dunes

Approximate Gross Internal Area
734 sq ft - 68 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		64
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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. 2025

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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