



Priors Close, Crossgate Moor, DH1 4AN
4 Bed - House - Semi-Detached
£375,000

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Priors Close

Crossgate Moor, DH1 4AN

* VERY RARE OPPORTUNITY * LARGE CORNER PLOT IN QUIET CUL-DE-SAC * NEWLY FITTED EN-SUITE * EXTENDED FAMILY HOME * GENEROUS OFF-STREET PARKING * ENCLOSED PRIVATE GARDEN * SOLAR PANELS – GENERATED CIRCA £2,500 IN 2024 *

Available to purchase is this extended family home, occupying a spacious corner plot in the highly desirable Priors Close, Durham City. Rarely available on this quiet cul-de-sac, the property combines comfortable family living with the practical benefits of solar panels, generating approximately £2,500 in 2024 alone.

Internally, the property features a welcoming entrance porch, hallway with stairs leading to the first floor, and a spacious living room with an inviting log-burning fire. A separate dining room with French doors opens onto a private rear garden, offering an ideal space for family gatherings. The ground floor is completed by a kitchen, practical utility room, and a convenient downstairs WC.

To the first floor, there are four well-sized bedrooms, including a master bedroom with newly refitted en-suite facilities. A family bathroom serves the remaining bedrooms.

Externally, the property offers ample off-street parking via a large driveway and integral garage. The rear garden provides a pleasant, enclosed space ideal for families, while additional space to the side includes a useful storage shed.

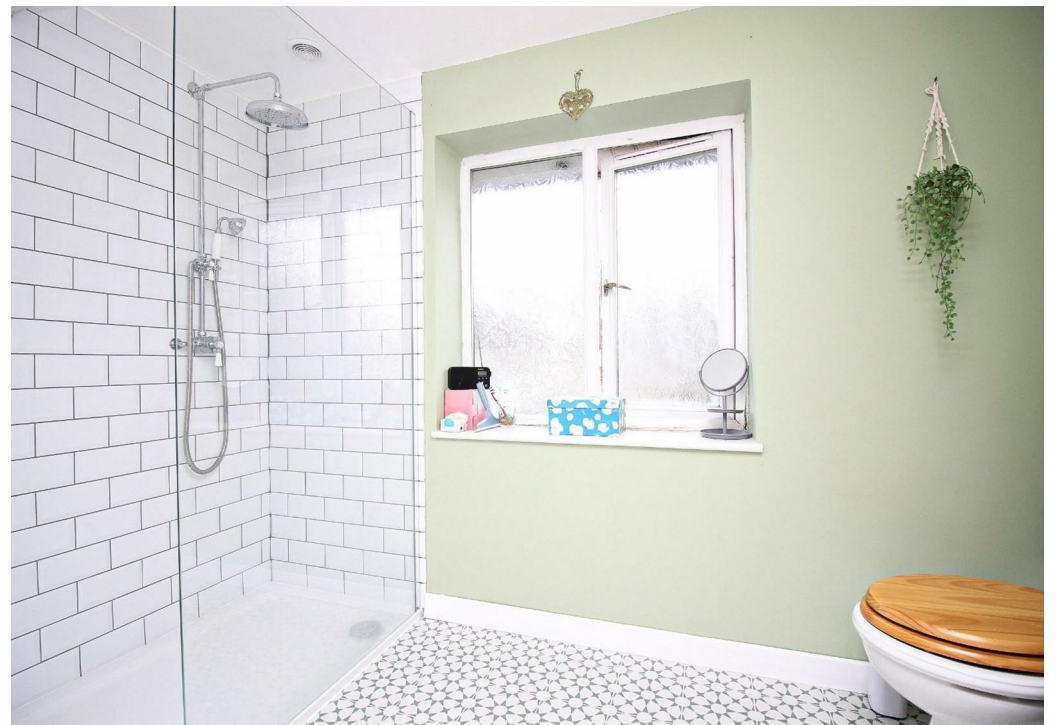
Priors Close is perfectly situated within walking distance of Durham City centre, making it ideal for those seeking convenient access to shops, restaurants, and amenities. Families will particularly appreciate the proximity to several excellent schools, parks, and recreational facilities. Green spaces such as Wharton Park, the Botanical Gardens, and riverside walks offer relaxing outdoor activities just a short distance away. Transport links are superb, with easy access to Durham railway station and major roads including the A1(M), ensuring convenient commuting across the North East.

Homes of this size and location are rarely available!











GROUND FLOOR

Porch

Hallway

Lounge

16'2" x 12'2" (4.95 x 3.71)

Dining Room

10'11" x 10'7" (3.35 x 3.25)

Kitchen

11'1" x 10'7" (3.38 x 3.23)

Utility Room

Downstairs WC

FIRST FLOOR

Landing

Bedroom

18'2" x 9'8" (5.54 x 2.95)

En-Suite

Bedroom

13'6" x 12'0" (4.14 x 3.68)

Bedroom

11'6" x 10'11" (3.51 x 3.33)

Bedroom

8'7" x 8'2" (2.64 x 2.51)

Bathroom

EXTERNALLY

Garage

17'7" x 9'10" (5.38 x 3)

Agent's Notes

Electricity Supply: Mains, and solar panels

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

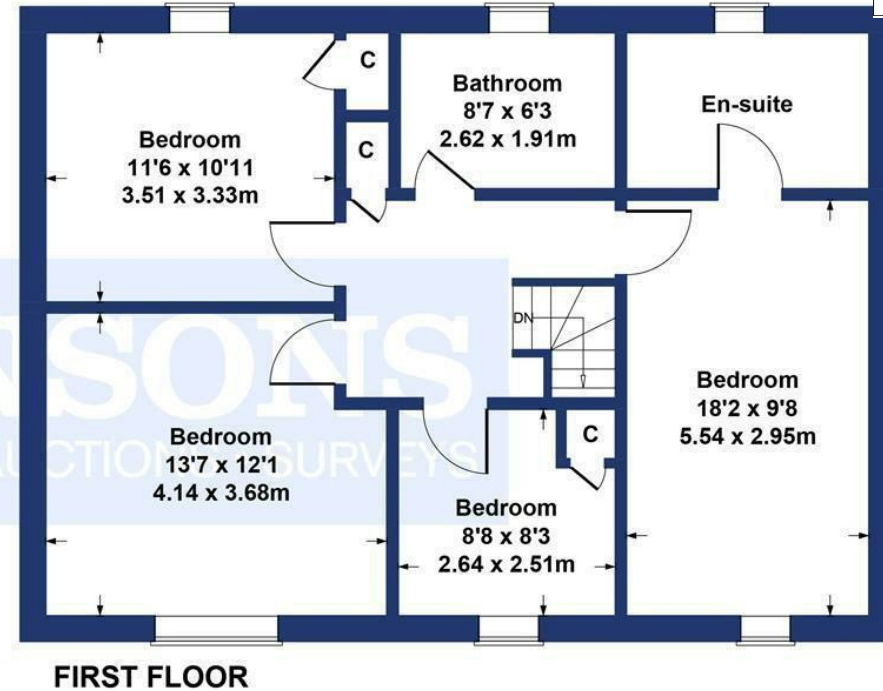
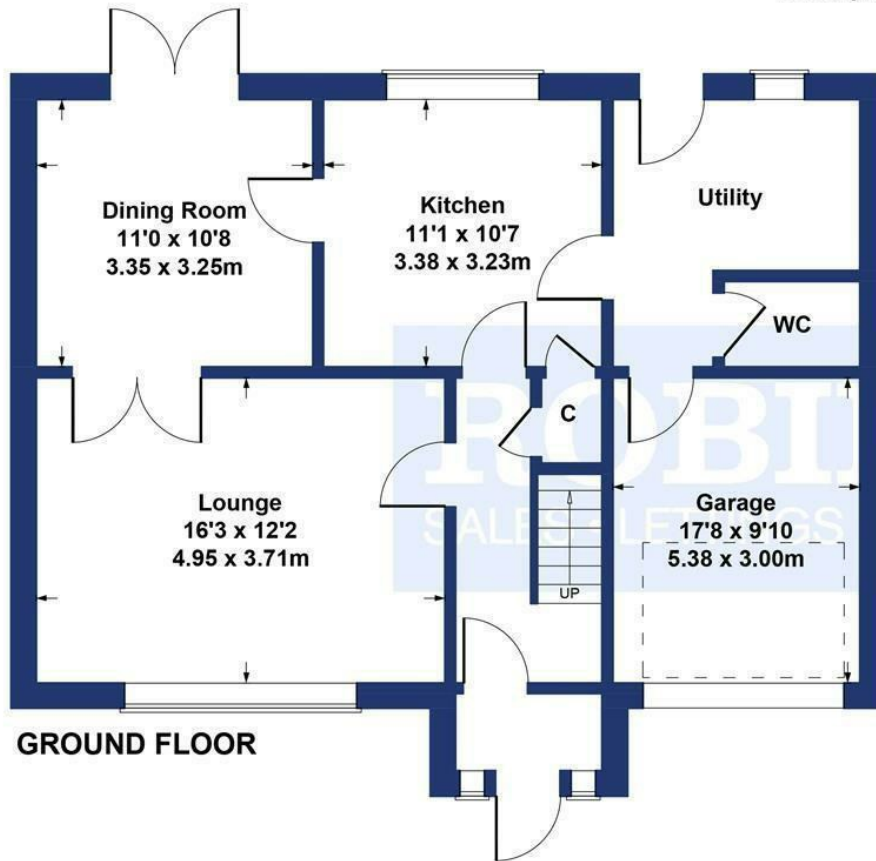
Council Tax: Durham County Council, Band D - Approx. £2,431 p.a

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.

Priors Close

Approximate Gross Internal Area
1543 sq ft - 143 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. 2018

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | 78 | |
| (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 |

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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