



Gerards Gill, Browney, DH7 8LH
4 Bed - House - Detached
O.I.R.O £379,950

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Gerards Gill

Browney, DH7 8LH

Must Be Viewed ** Spacious Family Detached Home ** Lovely South East Facing Rear Garden
** Parking & Garage ** Good Access to Durham ** Stunning Open Plan Living Kitchen ** Bi-Folds to Rear Garden ** Durham Johnston Catchment **

Set on a generous plot, this beautifully designed home offers modern family living with space, style, and versatility.

A welcoming hallway leads to a sophisticated lounge, a flexible study/media room, and an impressive open-plan kitchen, dining, and living area at the rear. Bi-fold doors from both the kitchen and lounge open onto a large south east facing garden, perfect for indoor-outdoor entertaining. A sleek WC and utility room complete the ground floor. Upstairs features a luxurious master suite with en-suite, two further double bedrooms, a single bedroom, and a stylish family bathroom. Outside is a private driveway, detached garage which is boarded out in the loft space to allow additional storage, electric car charging point and an enclosed garden—ideal for family life and relaxation.

Pleasantly located on the southern outskirts of Durham City, the village of Browney offers a blend of rural tranquillity and convenient access to urban amenities. Surrounded by picturesque countryside, Browney provides a peaceful setting. The village is well-served by local amenities, including a nearby convenience store, post office, and several cosy pubs and cafés in the surrounding areas. Families will appreciate the proximity to reputable schools, such as Browney Academy and other well-regarded primary and secondary options in Durham.

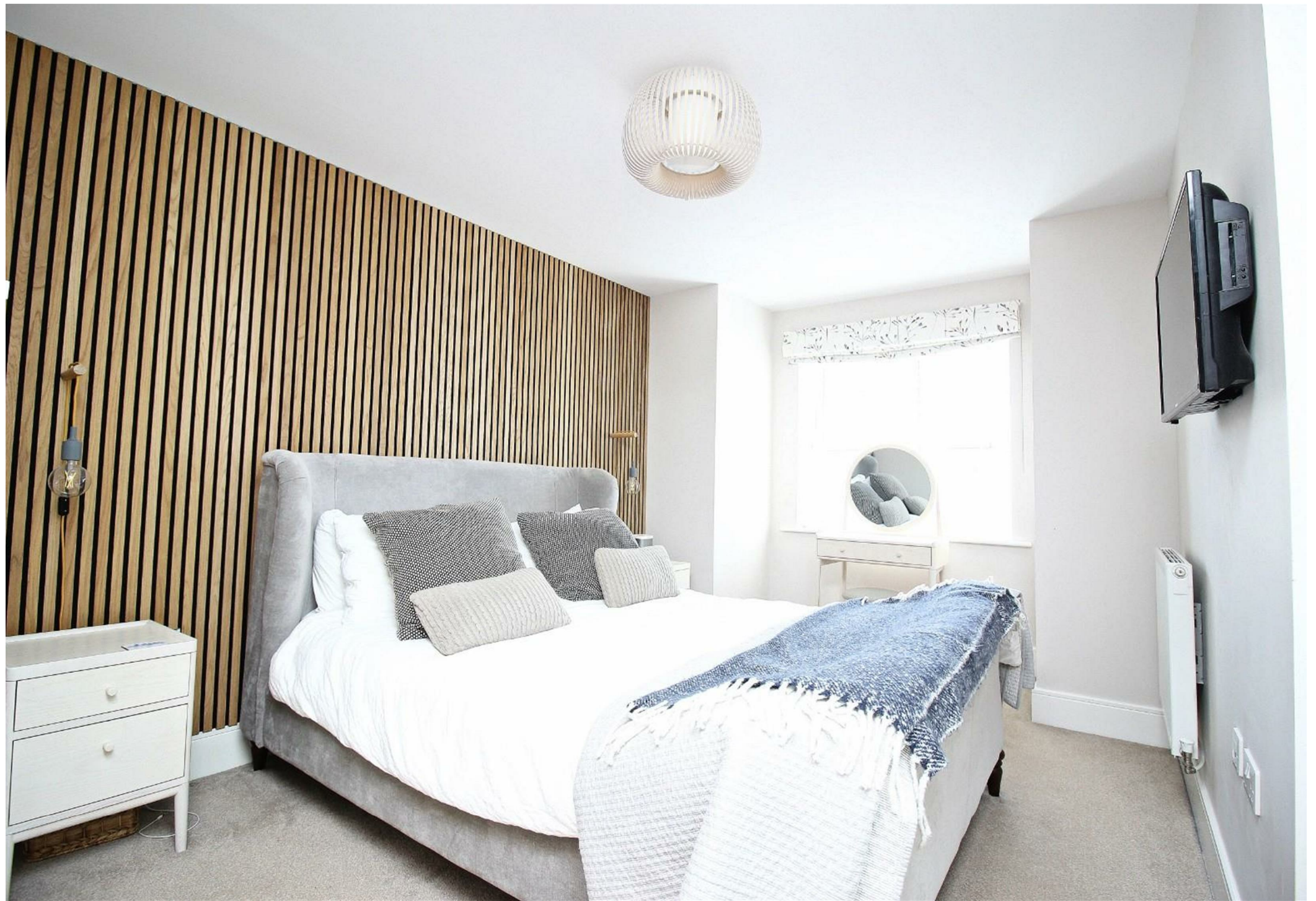
Excellent transport links make commuting straightforward, with regular bus services connecting Browney to Durham City Centre, just a short drive away, and easy access to major road networks like the A167 and A1(M), linking to Newcastle, Darlington, and beyond. This combination of countryside charm and connectivity makes Browney a desirable place to settle while staying close to everything Durham has to offer.













GROUND FLOOR

Hallway

Three drawer custom understairs storage ideal for shoes etc., and cupboard understairs.

Study

9'5 x 7'1 (2.87m x 2.16m)

Lounge

22'2 x 11'10 (6.76m x 3.61m)

Utility Room

6'2 x 4'1 (1.88m x 1.24m)

Cloak/WC

Open Plan Living Kitchen Dining Area

Kitchen Dining

15'1 x 12'6 (4.60m x 3.81m)

Granite worktops, Hotpoint full height integrated fridge with freezer compartment (2023), AEG oven (2023) and Hoover Microwave and Grill oven and integrated dishwasher.

Living Area

12'6 x 7'8 (3.81m x 2.34m)

FIRST FLOOR

Bedroom

22'2 x 12'0 (6.76m x 3.66m)

En-Suite

Bedroom

12'6 x 9'7 (3.81m x 2.92m)

Bedroom

12'0 x 9'0 (3.66m x 2.74m)

Bedroom

9'10 x 6'4 (3.00m x 1.93m)

Bathroom/WC

WC, bath with rainfall shower as well as handheld shower

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £3,118 p.a

Energy Rating: B

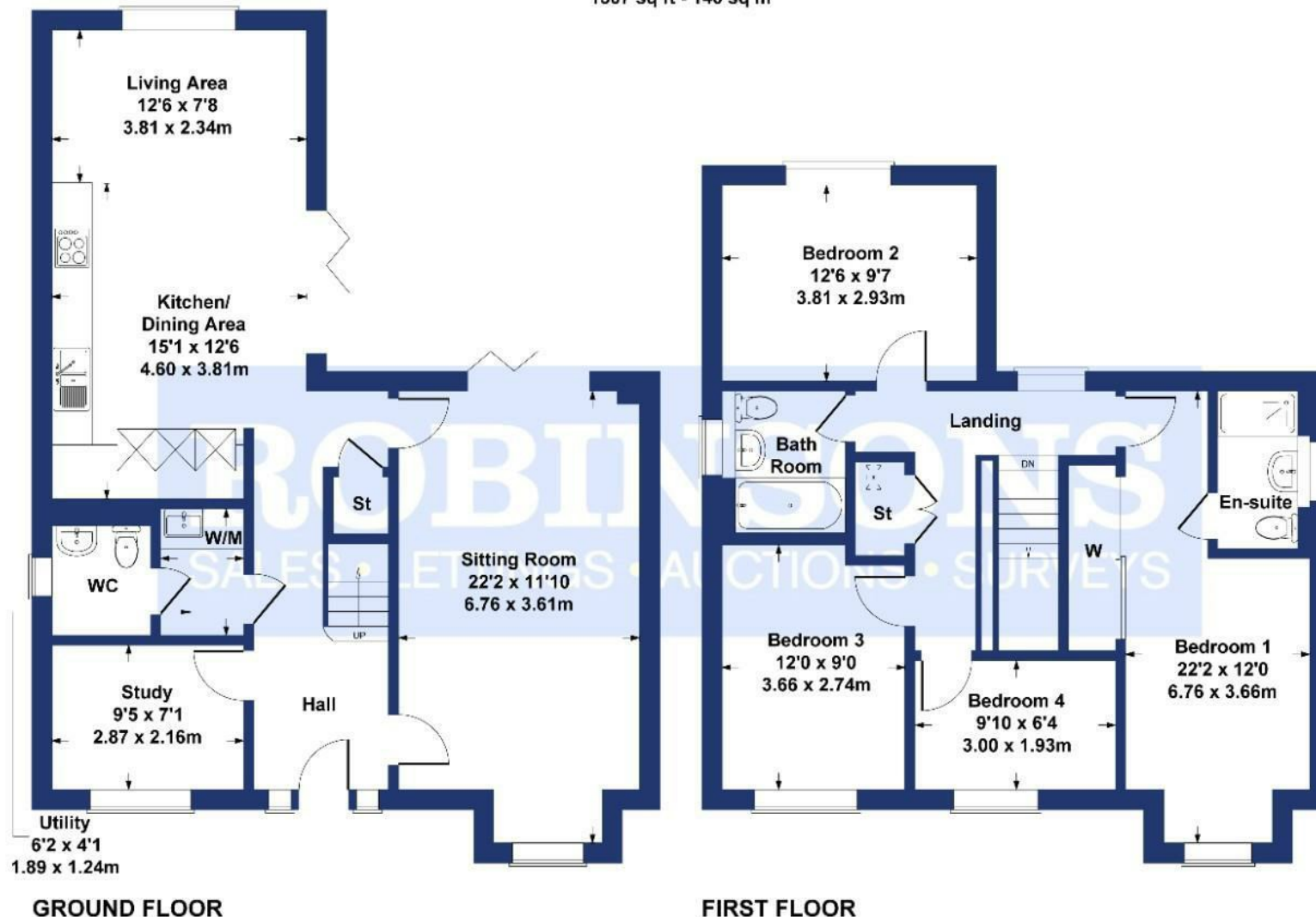
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



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Approximate Gross Internal Area
1507 sq ft - 140 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	84	
(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. 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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

