



Rushey Gill, Brandon, DH7 8BL  
4 Bed - House - Detached  
O.I.R.O £365,000

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# Rushey Gill

## Brandon, DH7 8BL

Superb Detached Home \*\* Spacious & Versatile Layout \*\* Pleasant Position \*\* Sunny Rear Aspect \*\* Stunning Open Plan Living Kitchen Area \*\* Large Master Suite With En-Suite \*\* Popular Development \*\* Ample Parking \*\* Garage or Workshop \*\* Enclosed Rear Garden With Bar/Seating Area \*\* Must Be Viewed \*\*

The floor plan comprises; inviting hallway, comfortable family lounge with feature fireplace, additional reception room with French doors to the rear garden, cloak/WC, stunning open plan kitchen and living area. This provides a lovely space for entertaining, family gatherings, or just relaxing. The kitchen is fitted with a range of integral appliances. The useful utility room provides storage for a selection of appliances and leads to the rear external and garage. The garage has been cleverly altered to create an ideal working area with front store, but could easily be put back to a garage at no great cost. The first floor has a large master suite with concealed en-suite bathroom, with three further double bedrooms and main family bathroom. Outside is ample parking and generous gardens. The rear offers a degree of privacy with sunny aspect.

Brandon, a village in Durham, offers a blend of rural tranquillity and modern convenience, making it an ideal for potential buyers. The village is has a variety of essential amenities, ensuring day-to-day needs are easily met. For families, there are reputable schools nearby, along with community facilities and green spaces for recreation.

Brandon has good transport links to Durham, which is just a short drive or bus journey away, offering additional amenities and cultural attractions. The nearby A690 and A1(M) provide convenient access to the wider region, making it a great choice for commuters. Surrounded by picturesque countryside, Brandon also boasts opportunities for outdoor activities, with scenic walking trails and nature reserves on its doorstep, offering a peaceful lifestyle with all the convenience of modern living.























## GROUND FLOOR

### Entrance Hall

18'10 x 7'11 (5.74m x 2.41m)

### WC

### Lounge

18'4 x 14'9 (5.59m x 4.50m)

### Dining Room

14'9 x 11'9 (4.50m x 3.58m)

### Kitchen/Breakfast/Living Room

29'2 x 13'4 (8.89m x 4.06m)

### Utility Room

11'0 x 9'3 (3.35m x 2.82m)

## FIRST FLOOR

### Bedroom

18'7 x 18'5 (5.66m x 5.61m)

### En-Suite

9'3 x 9'2 (2.82m x 2.79m)

### Bedroom

15'6 x 9'10 (4.72m x 3.00m)

### Bedroom

14'2 x 9'3 (4.32m x 2.82m)

### Bedroom

11'4 x 10'6 (3.45m x 3.20m)

### Bathroom

8'1 x 6'8 (2.46m x 2.03m)

### Garage/Store

15'4 x 9'3 (4.67m x 2.82m)

## OUTSIDE

### Agents Note

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 54 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1984 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.

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.





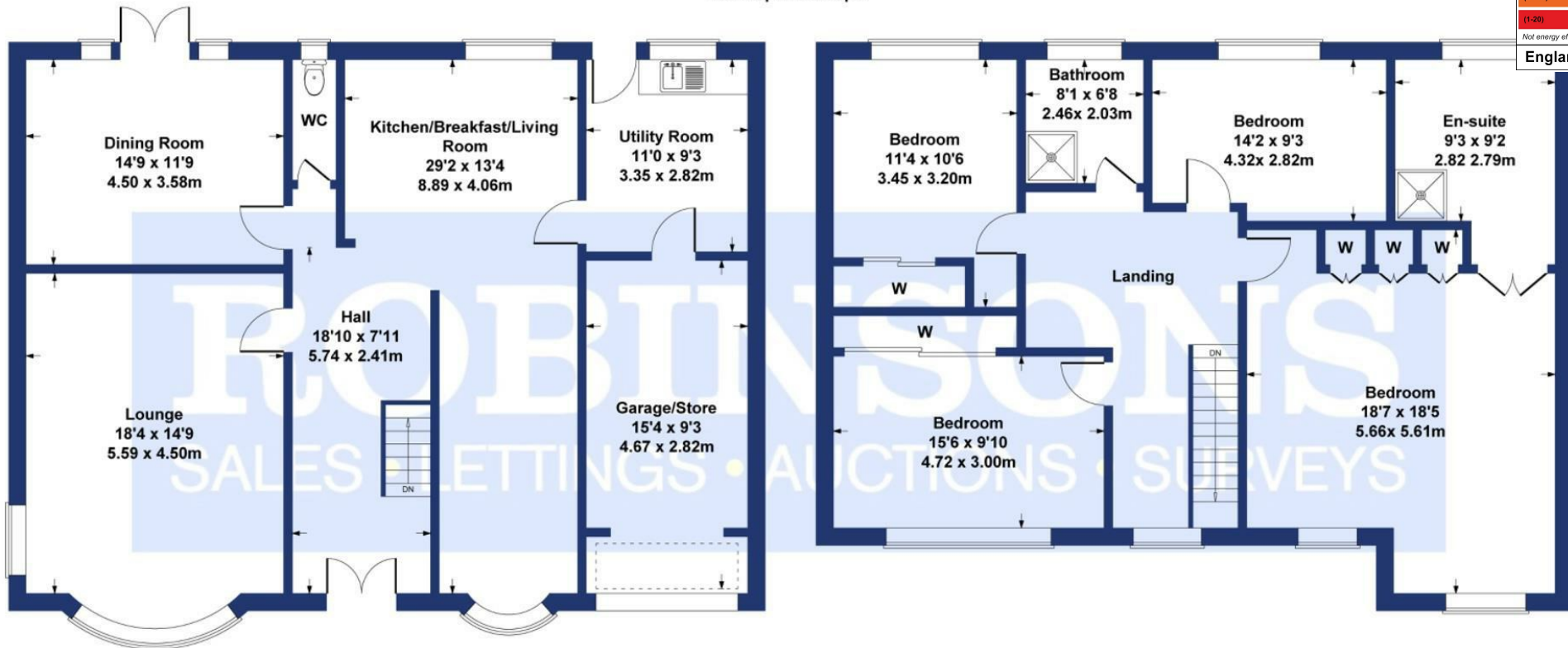




# Rushey Gill

Approximate Gross Internal Area  
2408 sq ft - 224 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.





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