



Whitesmocks, North End, DH1 4LJ  
4 Bed - House - Semi-Detached  
Offers Over £499,995

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# Whitesmocks

## North End, DH1 4LJ

Stunning Family Home \*\* No Chain \*\* Highly Regarded & Popular Location \*\* Close to Good Schooling & Major Road Links \*\*

The property offers stunning accommodation, including an entrance lobby leading into a welcoming hallway, a snug/study, a WC, and a main lounge featuring a statement log burning fireplace and French doors that open onto the expansive, beautifully enclosed rear garden. The heart of the home is the spacious open-plan kitchen, dining, and living area, enhanced by bi-fold doors that seamlessly connect to the garden, creating a perfect space for indoor-outdoor living. There is also a useful utility room. On the first floor there are four good size bedrooms and two bathrooms.

Externally, the property boasts a superb, mature rear garden, primarily laid to lawn and enclosed by well-established hedge borders. There is also a paved sun terrace—accessed via French doors—creating a picturesque setting overlooking the surprisingly large garden. At the front, a block-paved driveway offers ample off-street parking for multiple vehicles.

A hidden gem of this property is the private secondary garden, which features a charming Shepherd's hut. This versatile space can serve as an additional income source through Airbnb rentals, complete with a bedroom, shower room, and kitchen. Alternatively, it can function as a home office or provide separate accommodation for teenagers or extended family. Importantly, its location ensures the privacy of the main rear garden remains unaffected.

Whitesmocks has long been a sought-after residential area, valued not only for its proximity to the city but also for its closeness to the highly regarded St. Leonard's RC School and Durham Johnston. Over the years, the estate has matured, offering a high level of privacy thanks to well-established gardens, hedges, and tree-lined borders. Additionally, it remains conveniently close to major transport links (A167), as well as County Hall, the Land Registry, and the university hospital.























## GROUND FLOOR

Entrance Porch

Inviting Hallway

Snug/Study

11'11 x 10'7 (3.63m x 3.23m)

Lounge

16'11 x 14'1 (5.16m x 4.29m)

Open Plan Living Kitchen & Dining

21'2 x 20'0 (6.45m x 6.10m)

Utility Room

10'2 x 6'1 (3.10m x 1.85m)

## FIRST FLOOR

Bedroom

14'2 x 10'11 (4.32m x 3.33m)

Bedroom

11'7 x 10'9 (3.53m x 3.28m)

Bedroom

8'8 x 8'5 (2.64m x 2.57m)

Bedroom

10'1 x 9'1 (3.07m x 2.77m)

Bathroom/WC

8'6 x 7'5 (2.59m x 2.26m)

Bathroom/WC

## Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2551 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.



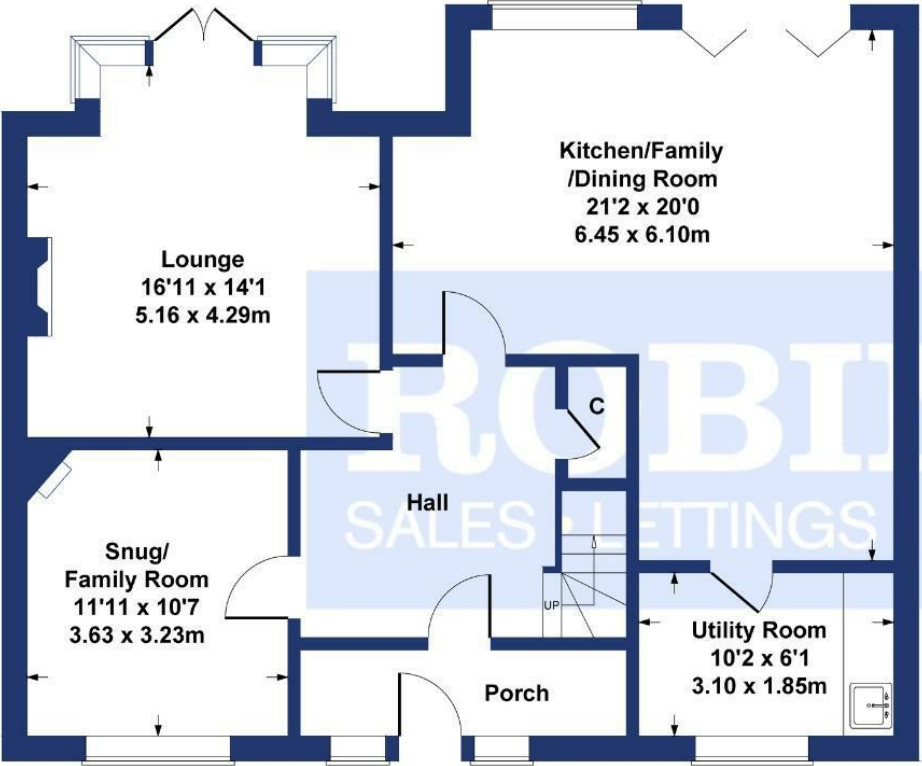




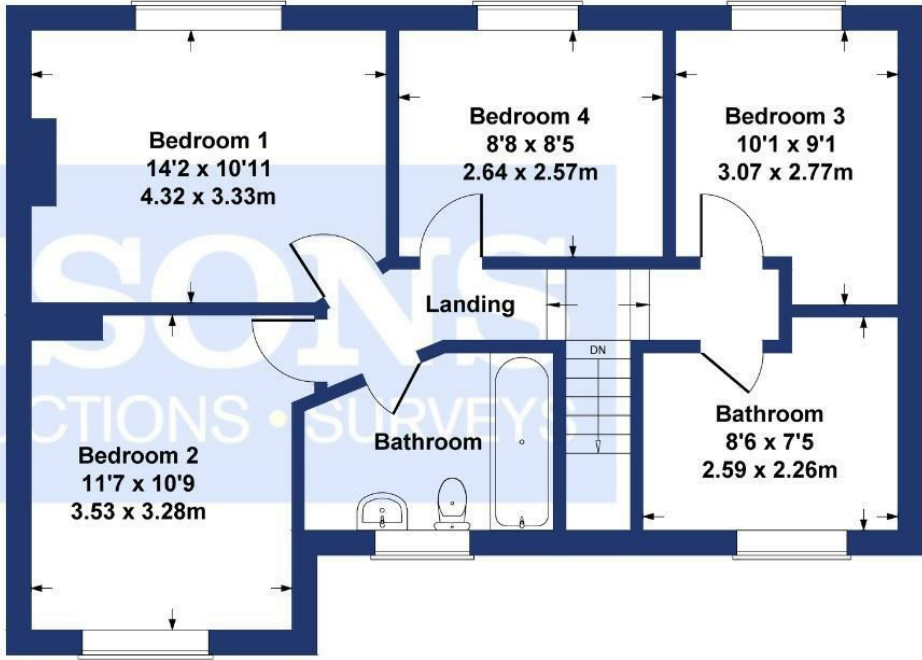
# Springwell Hollow

Approximate Gross Internal Area  
1653 sq ft - 154 sq m

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



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

















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