



Sunderland Bridge, Croxdale, DH6 5HD
2 Bed - Cottage - Terraced
O.I.R.O £250,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Sunderland Bridge Croxdale, DH6 5HD

**** Immaculately Presented Cottage Style Home ** Charming Village Setting ** Outskirts of Durham ** Beautifully Upgraded ** Stylish & Quality Presentation ** Must Be Viewed ****

The property features two generous double bedrooms, both with fitted wardrobes. One enjoys a private en-suite for added convenience. A beautifully appointed main bathroom on the first floor includes a bath with overhead shower, glass screen, WC, and washbasin.

On the ground floor, the inviting lounge boasts a multi-fuel stove beneath an oak mantelpiece, with oak shelving and natural oak-finish engineered wood flooring creating a warm, elegant atmosphere. The spacious kitchen is ideal for cooking and entertaining, with space for a dining table and a full suite of integrated appliances—including a fan-assisted oven, induction hob, extractor, fridge/freezer, dishwasher, washing machine, and tumble dryer. A stylish enamel sink and recessed spotlighting complete the space.

The rear door opens onto a beautiful, west-facing garden, providing a private space with patio area.

At the front, there is off-street parking for two vehicles and a secure, fenced area suitable for pets or children. Additional features include external power sockets at both front and rear, and two loft spaces for storage—one fully boarded with a drop-down ladder.

Sunderland Bridge is a picturesque village about 3 miles from Durham City, offering excellent connectivity via the A167 and access to the A1(M), making it ideal for commuters. This freehold property is perfect for couples, individuals, or small families seeking a peaceful village lifestyle with modern conveniences.

Early viewing is highly recommended—this is a turn-key home in a truly special setting.













GROUND FLOOR

Hallway

Lounge

14'9 x 12'2 (4.50m x 3.71m)

Kitchen Dining Room

18'1 x 14'1 (5.51m x 4.29m)

FIRST FLOOR

Bedroom

13'6 x 10'2 (4.11m x 3.10m)

En-Suite

6'1 x 5'4 (1.85m x 1.63m)

Bedroom

14'9 x 12'2 (4.50m x 3.71m)

Bathroom/WC

7'7 x 5'11 (2.31m x 1.80m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 25 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Energy Rating: C

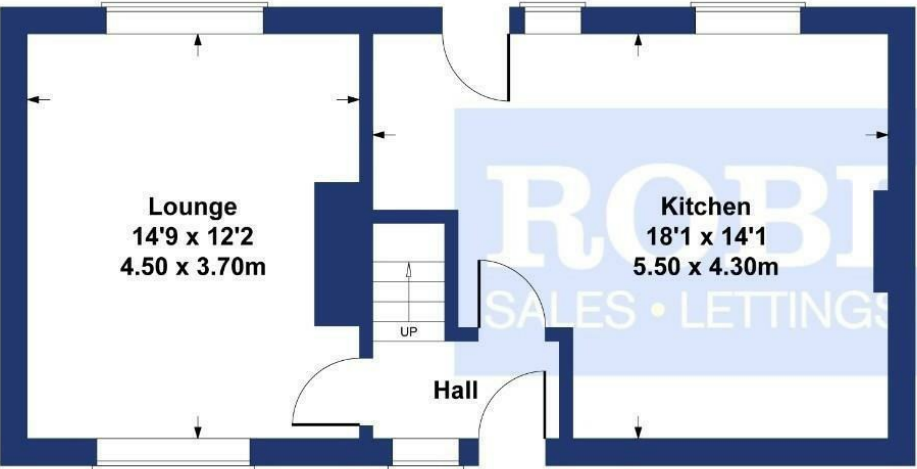
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



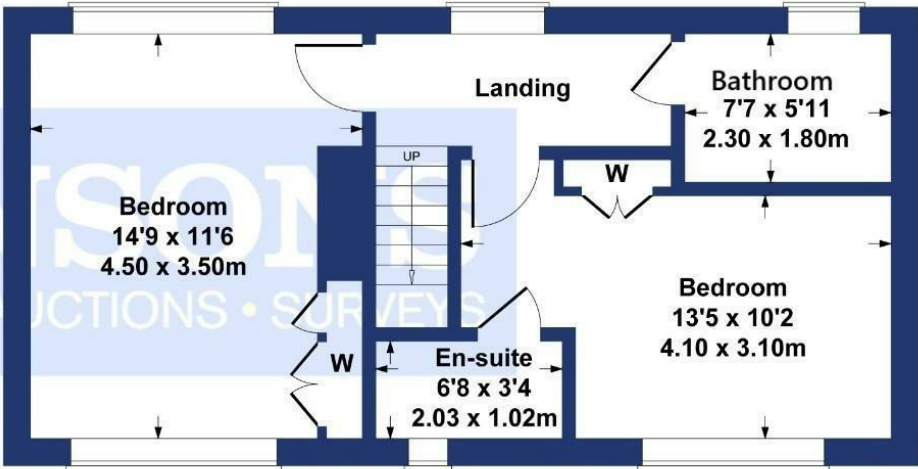
Sunderland Bridge

Approximate Gross Internal Area
926 sq ft - 86 sq m

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



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

