

Etherley Close, Newton Hall, DH1 5XQ 5 Bed - House - Detached £395,000

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Etherley Close Newton Hall, DH1 5XQ

Superb & Extended Detached Home ** Pleasant Position ** Bi-Fold Doors Opening to Private Rear Garden ** Open Plan Living ** Very Popular Location ** Extremely Spacious & Versatile ** Rarely Available ** EV Charging Point ** GCH & Upvc Double Glazing ** Must Be Viewed **

Located just three miles north of Durham City Centre, Newton Hall is a sought-after residential area known for its welcoming community and excellent accessibility. This well-established development offers residents a blend of suburban comfort and urban convenience, making it an ideal choice for families, professionals, and retirees alike.

Within Newton Hall itself, residents benefit from a selection of local shops, schools, and everyday amenities that cater to daily needs. Just a short distance away lies the Arnison Retail Park, a major shopping destination offering a variety of high-street stores, supermarkets, restaurants, and leisure facilities.

Newton Hall also boasts excellent transport links, making commuting and travel remarkably convenient. The nearby A(167) Highway and A1(M) Motorway provide fast and direct routes to surrounding towns and cities, enabling easy access both north toward Newcastle and south toward Darlington and beyond.

The floor plan comprises; entrance porch, office/study, hallway, cloak/WC, comfortable lounge with bi-fold doors opening to the open plan kitchen, living and dining room. There are bi-fold doors opening to the rear garden that creates a fabulous entertaining space. The kitchen breakfast area is fitted with quality units with a selection of integral appliances and feature centre island, and also having French doors to the rear patio area. There is also a useful utility room. The first floor has five bedrooms, with the master having dressing area and large en-suite shower room. One of the guest rooms also benefits en-suite wash basin. There is also a family bathroom with white suite. Outside is ample parking, gardens and large 32ft garage.



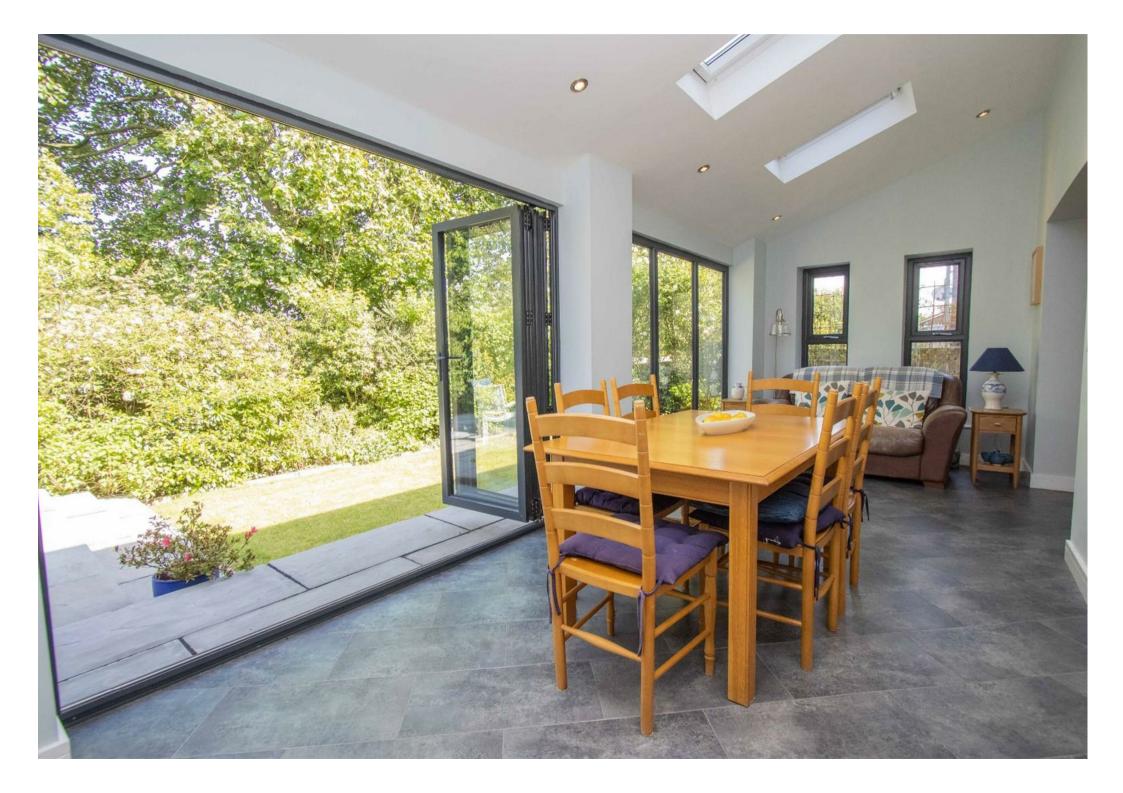
















GROUND FLOOR

Entrance Porch 9'04 x 6'10 (2.84m x 2.08m)

Office 9'04 x 8'11 (2.84m x 2.72m)

Hallway

Lounge 19'11 x 11'06 (6.07m x 3.51m)

Sun/Dining Room 20'08 x 7'07 (6.30m x 2.31m)

Kitchen Breakfast Room 18'04 x 12'10 (5.59m x 3.91m)

Utility Room 8'11 x 6'07 (2.72m x 2.01m)

Garage 32'05 x 9'11 (9.88m x 3.02m)

FIRST FLOOR

Bedroom 17'07 x 9'08 (5.36m x 2.95m)

En-Suite 9'04 x 6'01 (2.84m x 1.85m)

Bedroom 11'0 x 9'02 (3.35m x 2.79m)

Bedroom 12'09 x 7'04 (3.89m x 2.24m)

Bedroom 9'02 x 9'0 (2.79m x 2.74m)

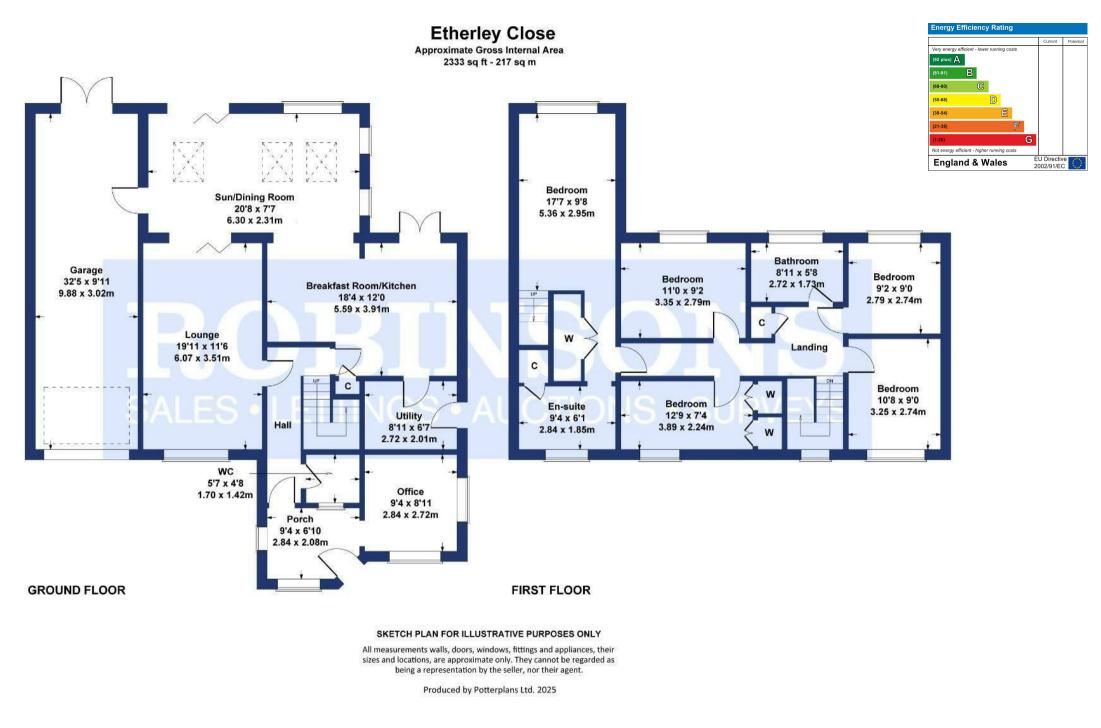
Bedroom 10'08 x 9'0 (3.25m x 2.74m)

Bathroom/WC 8'11 x 5'08 (2.72m x 1.73m)

Agents Notes Electricity Supply: Mains Water Supply: Mains Sewerage: Mains Heating: Gas Central Heating Broadband: Basic 4 Mbps, Superfast 68 Mbps, Ultrafast 10000 Mbps Mobile Signal/Coverage: Good/Average Tenure: Freehold Council Tax: Durham County Council, Band D - Approx. £2551 p.a Energy Rating: TBC

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.





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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