



Bells Folly, Potters Bank, DH1 3RR
3 Bed - Bungalow - Detached
Starting Bid £575,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Bells Folly

Potters Bank, DH1 3RR

* Being Auctioned via the Great North Property Auction in connection with Robinsons * Start bids welcome from £575,000* Buyers Premium applies please see full details for information *

** Highly Sought-After Detached Bungalow in Durham City with No Onward Chain **

Nestled in one of Durham City's most desirable developments, this luxurious three-bedroom detached bungalow has been meticulously refurbished to offer a truly move-in-ready home. Set in a peaceful cul-de-sac, this beautifully proportioned property features modern interiors and excellent outdoor spaces.

Upon entering, a welcoming reception hallway with fitted storage leads you to the impressive 7-meter lounge with a bay window and doors opening to the conservatory—perfect for relaxation. The newly refitted kitchen showcases elegant quartz countertops and a solid oak-beamed archway, seamlessly connecting to a spacious dining area. A separate utility room, designed in the same stylish theme as the kitchen, provides practical laundry space with extra storage and countertops.

The bungalow offers three generously sized bedrooms, including one with a newly updated en-suite shower room. The family bathroom features both a bath and a separate shower enclosure, ensuring ultimate comfort for residents and guests alike.

Outside, enjoy the privacy of an enclosed rear garden with a lawn, paved patio areas, and established borders. The front garden and double driveway, leading to the garage, add additional functional space.

With contemporary décor, new flooring, updated electrics, and a modern heating system, this property is as stylish as it is functional. Vacant possession means it's ready for immediate occupancy, allowing you to settle in without delay.

This high-spec home, with its prime location and quality finish, is ideal for discerning buyers. Early viewing is highly recommended to fully appreciate the lifestyle this bungalow offers.













Entrance Porch

Hallway

Lounge

24'6" x 11'6" into bay (7.47 x 3.53 into bay)

Conservatory

10'4" x 8'8" (3.17 x 2.65)

Dining Area

12'5" x 12'4" (3.80 x 3.76)

Kitchen

12'2" x 9'8" (3.71 x 2.95)

WC

Utility Room

8'5" x 4'11" (2.59 x 1.52)

Bedroom

14'3" x 12'4" (4.35 x 3.76)

En-Suite

8'10" x 3'9" (2.71 x 1.16)

Bedroom

16'1" x 8'9" (4.92 x 2.69)

Bedroom

12'0" x 8'10" (3.68 x 2.71)

Bathroom

8'10" x 6'8" (2.71 x 2.04)

Garage

18'2" x 8'3" (5.56 x 2.52)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7Mbps, Superfast 78Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band F - Approx. £3685p.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.

Auction Notes

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

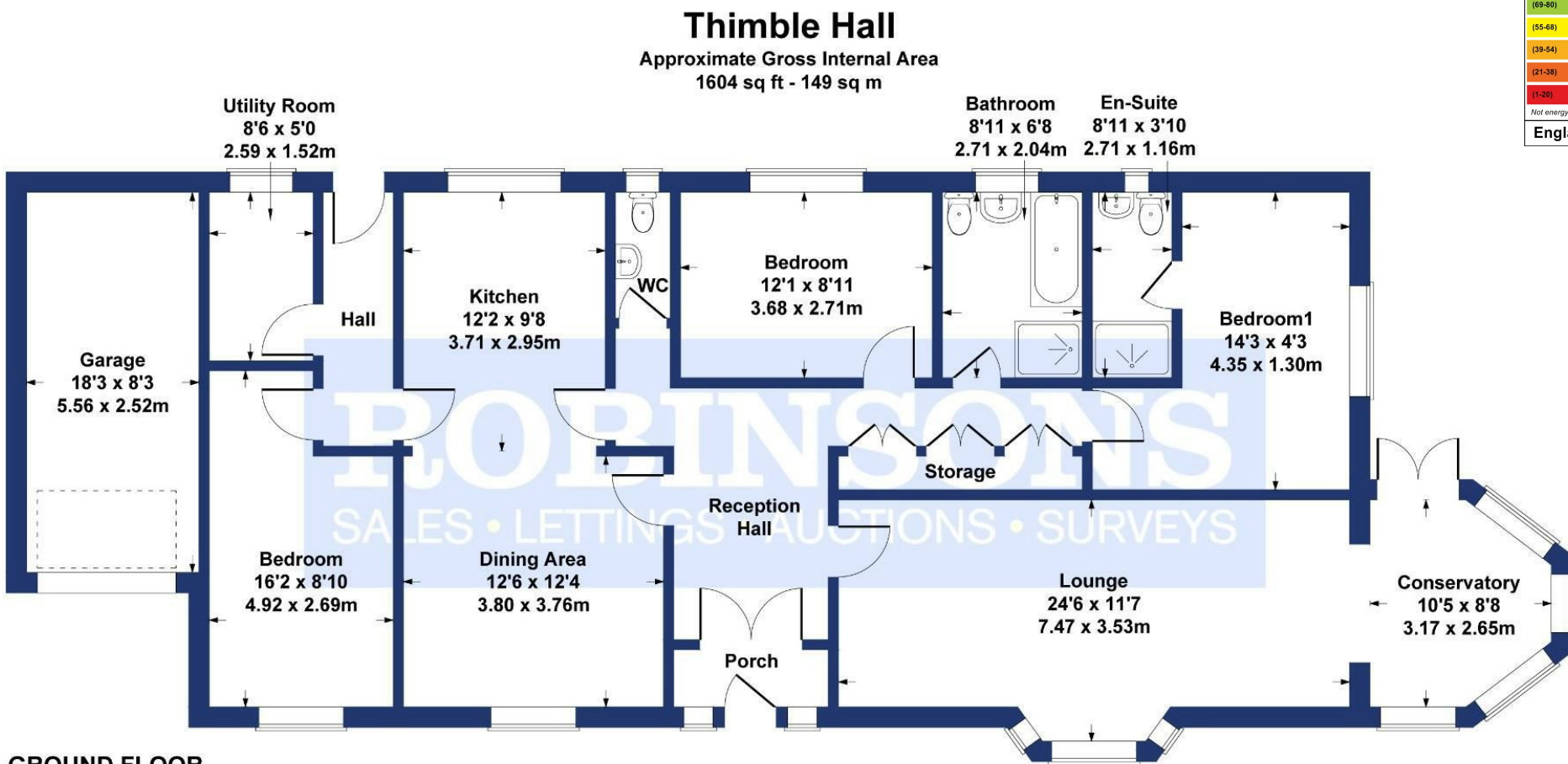
A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND 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. 2024

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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