



**Greenhills, Byers Green, DL16 7QJ**  
**4 Bed - House - Detached**  
**£299,950**

**ROBINSONS**  
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# Greenhills

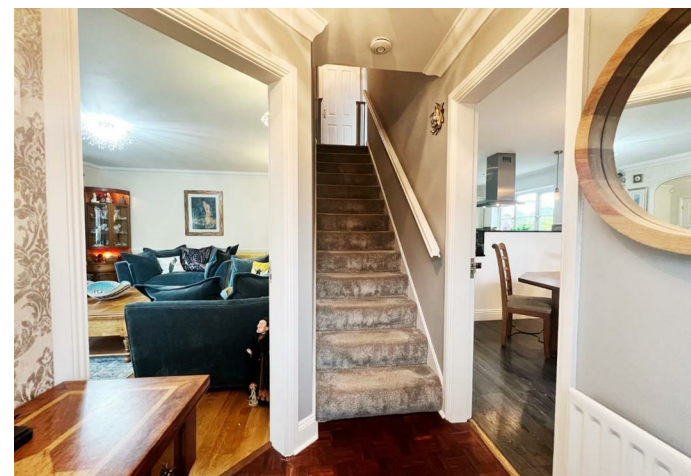
## Byers Green, DL16 7QJ

Robinsons are delighted to offer to the market this stunning, ex show home, FOUR BEDROOM DETACHED FAMILY HOME, which is occupying this spacious corner plot. This popular residential development is located in the heart of the semi-rural village of Byers Green. The property is sure to appeal to a variety of purchasers including, young couples and families. This beautiful home has an endless amount of benefit and some of its key features are; ultra modern kitchen and bathrooms, ample storage, UPVC double glazing, beautiful private garden, double driveway and garage. Giving all of the above, early viewings are advised to avoid any disappointment as a property to this quality rarely comes to the market.

In brief the property comprises of; entrance hall, spacious lounge with feature UPVC bay window, ultra modern kitchen/dining room, useful utility room and ground floor cloakroom, to the first floor is a landing area which provides access to four well proportioned bedrooms, all of which have fitted wardrobes and master having the added bonus of En-suite facilities, the stunning family bathroom completes the first floor. Externally to the front elevation there is a Beautiful and mature garden, which wraps around to a well presented side garden, where the double driveway and garage is found. While to the rear there is a good sized enclosed and private garden and patio.

Again giving all of the above, early viewing is advised to avoid any disappointment.

EPC Rating TBC  
Council Tax Band D



















#### Hallway

Stylish flooring, radiator, stairs to the first floor.

#### Lounge

16'6 x 12'5 + bay (5.03m x 3.78m + bay)

Stylish flooring, uPVC bay window, radiator, gas fire and surround.

#### Kitchen/Diner

19'4 x 10'2 (5.89m x 3.10m)

Stunning wall and base units, integrated range master oven, stylish sink with mixer tap and drainer, waste disposal unit, extractor fan, tiled splashbacks, uPVC bay window, space for fridge freezer, uPVC window, feature radiator, storage cupboard.

#### Utility Room

5'7 x 6'1 (1.70m x 1.85m)

Plumbed for washing machine, space for dryer, sink with mixer tap, tiled splashbacks, spotlights, feature radiator, extractor fan.

#### W/C

6'0 x 4'1 (1.83m x 1.24m)

W/C, wash hand basin, radiator, uPVC window, tiled splashbacks.

#### Landing

Quality flooring, storage cupboard, loft access.

#### Bedroom One

14'4 x 12'7 max points (4.37m x 3.84m max points)

Quality flooring, uPVC window, fitted wardrobes.

#### En-suite

Shower cubicle, wash hand basin, w/c, fully tiled, UPVC window, extractor fan, feature radiator, spotlights.

#### Bedroom Two

12'6 x 10'5 (3.81m x 3.18m)

Quality flooring, radiator, fitted wardrobes, uPVC window.

#### Bedroom Three

12'6 x 10'5 (3.81m x 3.18m)

Fitted wardrobes, radiator, uPVC window and quality flooring.

#### Bedroom Four

9'1 x 7'2 (2.77m x 2.18m)

UPVC window, radiator, quality flooring.

#### Bathroom

7'3 x 6'8 (2.21m x 2.03m)

White panelled bath with shower over, wash hand basin, w/c, feature radiator, fully tiled, uPVC window, extractor fan.

#### Garage

14'7 x 8'6 + stove (4.45m x 2.59m + stove)

Power and lighting, radiator.

#### Externally

To the front elevation, there is a pleasant garden which wraps around to a lovely mature side garden and double driveway which leads to an integral garage. While to the rear, there is a lovely private patio and enclosed garden.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,441.82 p.a

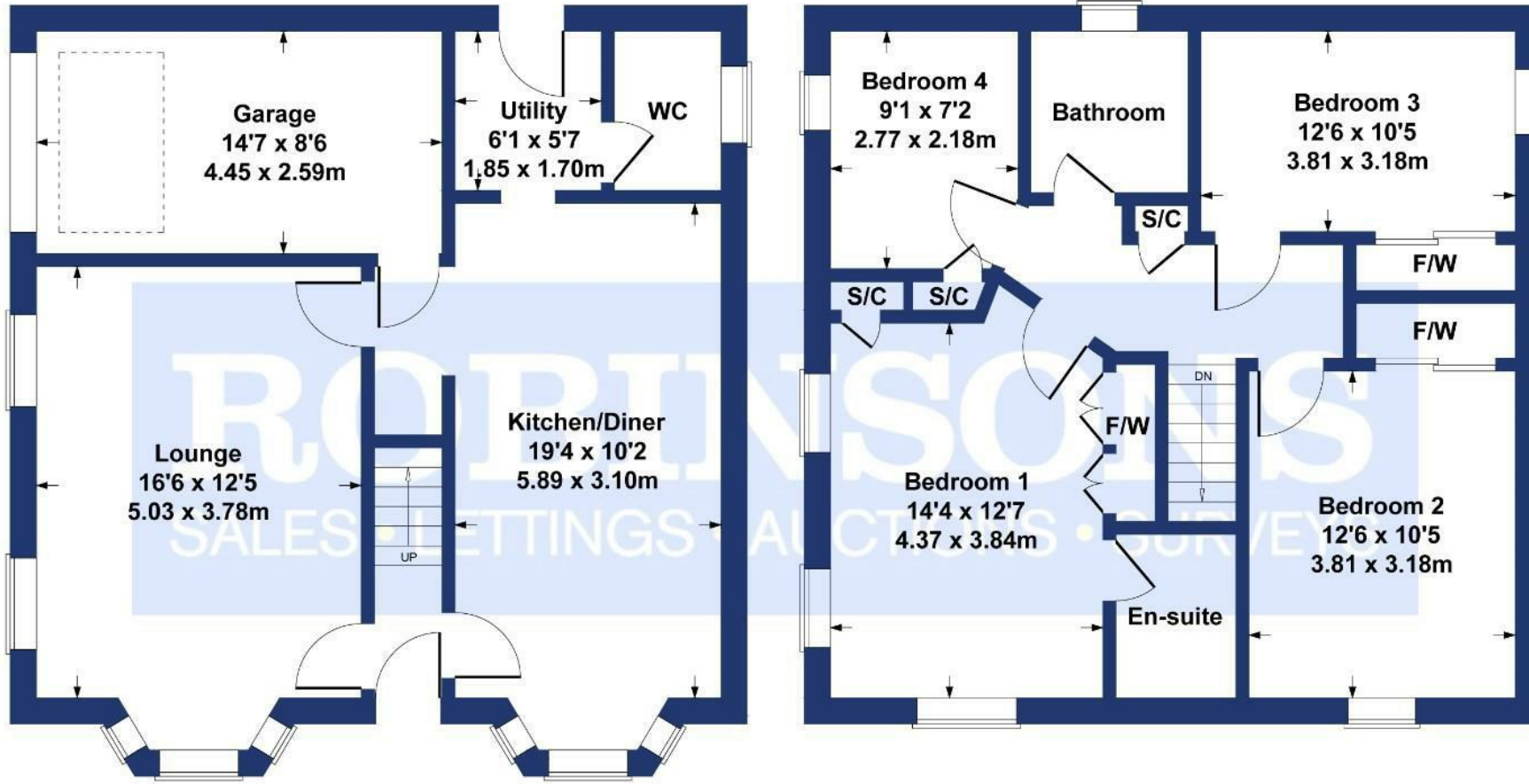
Energy Rating: TBC

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.

# Greenhills

Approximate Gross Internal Area  
1254 sq ft - 126 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		79
(81-81)	B		
(69-80)	C		70
(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. 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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