



Greenhills, Byers Green, DL16 7QJ
4 Bed - House - Detached
£269,950

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Greenhills

Byers Green, DL16 7QJ

Robinsons are privileged to offer to the market this STUNNING FOUR BEDROOM DETACHED HOUSE, which is occupying this spacious South facing plot. This popular private estate is situated in a small rural Durham village, with lovely countryside views and approximately a 15minute walk to the River Wear.

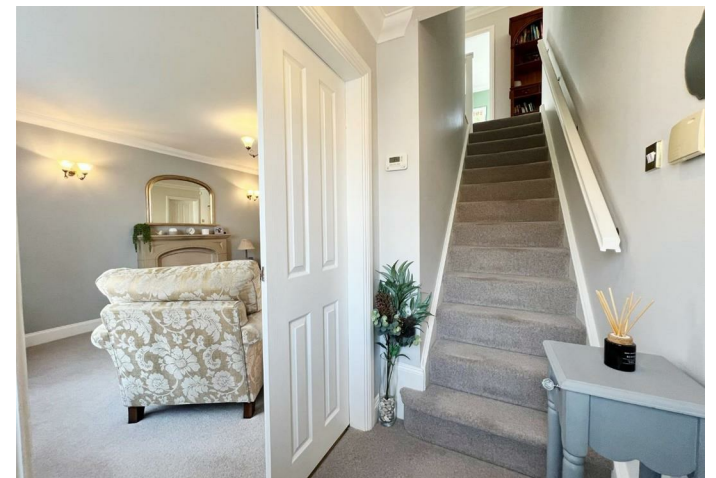
The property is sure to appeal to a variety of purchasers including first time buyers and families looking to climb the property ladder. This beautiful family home has an endless amount of benefits and some of its key features are, spacious lounge, stylish kitchen, conservatory extension, four good sized bedrooms, owned solar panels which generate an income for the property, four car driveway, garage, landscaped garden. Giving all of the above early viewings is advised to avoid any disappointment, as property in this area rarely come to the market. The property is also located approximately 6 miles from Durham City, also having easy access to the designated area of outstanding natural beauty which include Weardale, Teesdale and North Pennines.

In brief the property of; ENTRANCE, porch, spacious lounge, separate dining room, modern kitchen with integrated appliances, useful utility area and ground floor W/C completes the ground floor. To the first floor is four good sized bedrooms, three of the good sized bedrooms have spacious fitted wardrobes and master has the added bonus of en-suite facilities, the family bathroom is also located to the first floor. Externally to the front elevation is an easy to maintain garden and a larger than average driveway to accommodate at least four vehicles, leading to an integral garage, while to the rear there is another easy to maintain landscaped garden and patio area. Giving all of the above early viewing is advised to avoid any disappointment.

Solar Panels earn up to £1,000 P.A.

EPC Rating C

Council Tax Band D











Hallway

Radiator.

Lounge

17'7 x 12'1 max points (5.36m x 3.68m max points)

Radiator, uPVC bay window, feature fire.

Dining Room

9'9 x 9'1 (2.97m x 2.77m)

Radiator, sliding doors leading to conservatory.

Kitchen

13'6 x 13'2 max points (4.11m x 4.01m max points)

Modern wall and base units, integrated oven, hob, extractor fan, fridge freezer, dishwasher, tiled splashbacks, spotlights, ceramic sink with mixer tap and drainer, space for dining room table, storage cupboard, access to garage, radiator.

Utility

Plumbed Plumbed for washing machine, access to side, tiled splashbacks.

W/C

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

Sunroom

11'2 x 9'8 (3.40m x 2.95m)

UPVC windows, electric radiator, spotlights, french doors leading to the rear garden.

Landing

Quality flooring, radiator, loft access to a spacious area which is boarded out, large storage cupboard.

Bedroom One

12'9 x 10'3 (3.89m x 3.12m)

UPVC window, radiator, fitted wardrobes.

En-suite

Shower cubicle, wash hand basin, W/C, tiled splashbacks, uPVC window, uPVC window, tiled splashbacks, chrome towel radiator.

Bedroom Two

1'0 x 9'4 max points (0.30m x 2.84m max points)

Radiator, uPVC window, fitted wardrobes.

Bedroom Three

10'6 x 10'3 (3.20m x 3.12m)

UPVC window, radiator, fitted wardrobe, lovely outlook.

Bedroom Four

9'1 x 7'3 (2.77m x 2.21m)

UPVC window, radiator, pleasant outlook.

Bathroom

White panelled bath, shower cubicle, wash hand basin, W/C, tiled splashbacks, spotlights, extractor fan, uPVC window, radiator.

Externally

To the front elevation is a good sized garden and large driveway which has parking for at least four vehicles and leads to a single integral garage. While to the rear there is a lovely enclosed garden and large patio area which is not directly overlooked, metal garden shed with mains electricity.

Garage

16'9 x 9'0 (5.11m x 2.74m)

Electric door, power and lighting, solar panel control.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

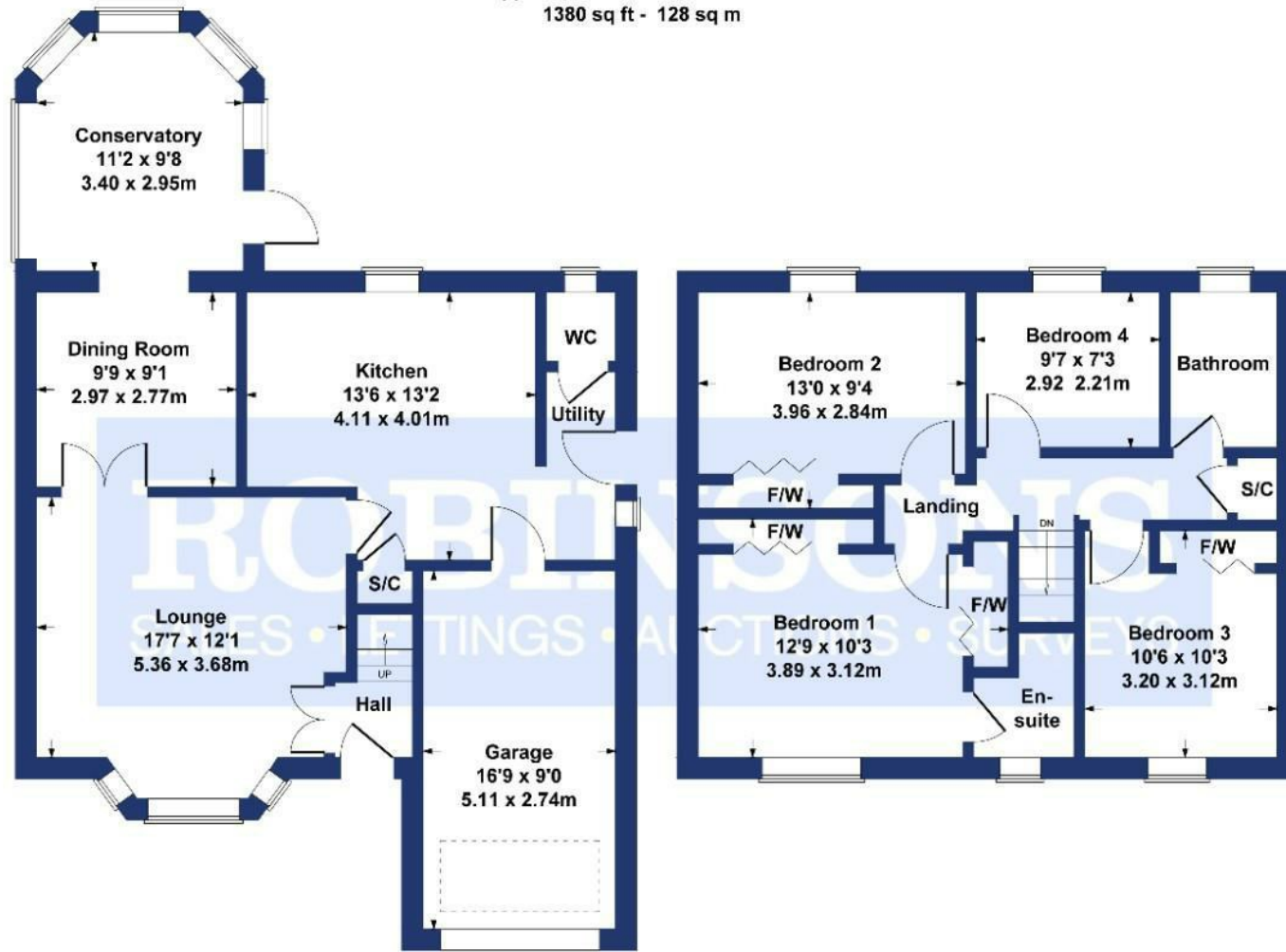
Council Tax: Durham County Council, Band D - Approx. £2,441.82 p.a

Energy Rating: 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.

Greenhills

Approximate Gross Internal Area
1380 sq ft - 128 sq m



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		84
(81-81) 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

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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