



Darley Court, Plawsworth, DH2 3LQ
4 Bed - House - Detached
Offers In The Region Of £425,000

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Darley Court

Plawsworth, DH2 3LQ

* VERY RARE OPPORTUNITY * SELDOM AVAILABLE STREET * GREATLY EXTENDED AND MUCH IMPROVED * STUNNING VIEWS OVER OPEN COUNTRYSIDE * A TRUE ONE-OFF * FOUR LARGE BEDROOMS * DOUBLE GARAGE *

Offering considerable charm and character is this rarely available, four bedroom detached family home. With tremendous panoramic scenic views over open countryside, properties on this street are seldom available, and early viewing is essential to avoid missing out.

The internal floorplan is spacious and free-flowing, has several dual aspect windows allowing for ample natural light, and briefly comprises: entrance lobby, hallway, downstairs shower room, large living and dining area, stunning re-fitted kitchen with centre island leading to a large dining / family area, inner lobby, utility room, and double garage with electric door.

On the first floor there are four well sized bedrooms and a bathroom with separate shower cubicle.

Externally, the property has a front driveway with gated access which leads to double garage. There is also a sizeable lawned garden to the front. To the rear is a large garden with excellent degree of privacy overlooking open countryside.

Plawsworth Village is a small delightful village situated just off the A(167) Highway and equidistant to both Durham City and Chester le Street where there are comprehensive shopping and recreational facilities and amenities available. The A(167) provides good road links to both North and South.













GROUND FLOOR

Entrance Lobby

Hallway

Shower Room

Lounge Area

15'8" x 15'1" (4.8 x 4.6)

Sitting / Dining Area

11'9" x 10'9" (3.6 x 3.3)

Kitchen

19'4" x 11'9" (5.9 x 3.6)

Family / Dining Room

19'8" x 10'5" (6 x 3.2)

Utility

Double Garage

18'0" x 14'9" (5.5 x 4.5)

FIRST FLOOR

Landing

Bedroom

16'0" x 15'5" max (4.9 x 4.7 max)

Bedroom

12'1" x 12'1" (3.7 x 3.7)

Bedroom

12'1" x 11'1" (3.7 x 3.4)

Bedroom

8'10" x 8'10" (2.7 x 2.7)

Bathroom

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 19 Mbps

Mobile Signal/Coverage: Average/Good

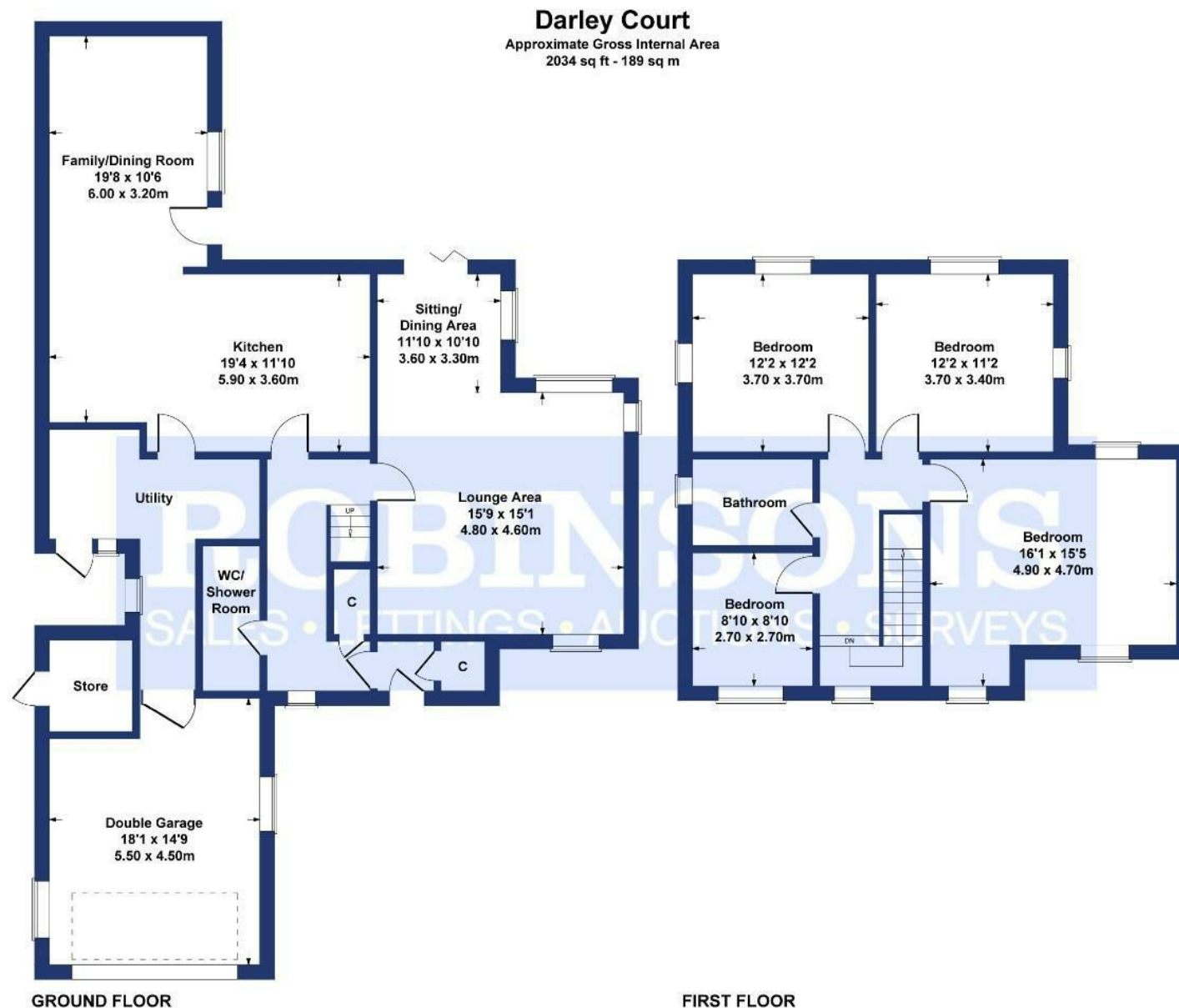
Tenure: Freehold

Council Tax: Durham County Council, Band F approx £3,512pa

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.





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.

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		76
(81-91) 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









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