



Angus, Ouston, DH2 1RU  
4 Bed - House - Detached  
£260,000

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# Angus

## Ouston, DH2 1RU

We are delighted to present this well-presented four-bedroom detached family home, perfectly positioned within a tranquil cul-de-sac in the picturesque village of Ouston, County Durham. Just 5 miles southwest of Newcastle, this property offers the best of countryside living with excellent transport links for easy commuting.

The exterior of the property features a spacious driveway accommodating 2-3 vehicles, convenient access to the garage via an electric roller door, ideal for storage, and an inviting front porch entrance. At the rear, you will find a generous enclosed garden laid to lawn and an expansive decking area, perfect for relaxation and outdoor gatherings.

Inside, the ground floor comprises a welcoming porch that leads to a spacious hallway with an understair cupboard and stairs to the first floor. The bright and airy lounge offers ample space and natural light, opening into the dining area, which features double doors to the rear garden, ideal for entertaining. The kitchen/breakfast area, located at the rear, is fitted with wall and base units, an electric oven, gas hob, plumbing for a washing machine, and space for a dishwasher and fridge/freezer. Additionally, there is access to a versatile utility room, suitable as a home office if needed.

On the first floor, there are four well-proportioned bedrooms, three of which are doubles with fitted wardrobes, and one single bedroom. The main bathroom includes a bath, shower cubicle, WC, and washbasin, while the second bathroom features a shower cubicle, WC, and his and hers washbasins.

This family home is surrounded by the serene beauty of the countryside, offering stunning views and a peaceful lifestyle. Ouston village provides a charming rural setting while maintaining excellent connectivity for travel both north and south. Early viewings are highly recommended as we anticipate strong interest in this exceptional property. Don't miss the opportunity to make this delightful house your home!













## GROUND FLOOR

### Porch

### Hallway

### Lounge

12'1" x 11'5" (3.70m x 3.50m)

### Dining Area

10'5" x 8'6" (3.20m x 2.60m)

### Kitchen / Breakfasting

7'6" (min) x 17'8" (max) (2.30m (min) x 5.40m (max))

### Utility

7'6" x 7'2" (2.30m x 2.20m)

### Garage / Storage

8'2" x 7'2" (2.50m x 2.20m)

## FIRST FLOOR

### Landing

### Bedroom One

12'1" x 9'6" (3.70m x 2.90m)

### Bedroom Two

14'5" x 7'2" (4.40m x 2.20m)

### Bedroom Three

9'2" x 10'2" (2.80m x 3.10m)

### Bedroom Four

8'10" (max) x 8'6" (2.70m (max) x 2.60m)

### Bathroom

5'2" x 8'6" (1.60m x 2.60m)

### Shower Room

8'6" (max) x 7'2" (2.60m (max) x 2.20m)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: TBC

Mobile Signal/Coverage: TBC

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,161 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.

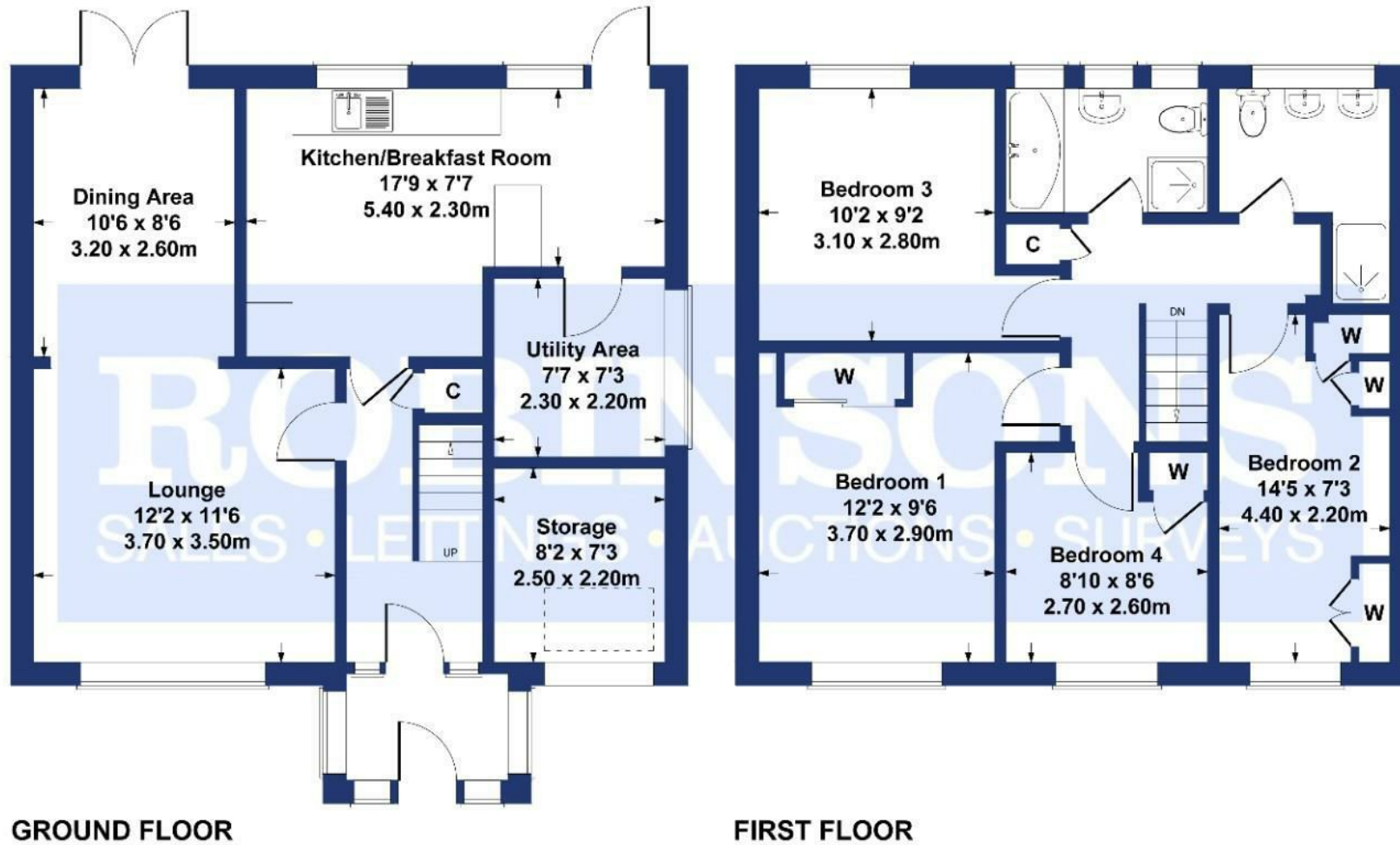




# Angus

Approximate Gross Internal Area  
1335 sq ft - 124 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		83
(61-81)	B		
(49-60)	C		
(35-48)	D	61	
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**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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