



Harperley Gardens, Fir Tree, DL15 8DP  
5 Bed - House - Detached  
£695,000

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# Harperley Gardens Fir Tree, DL15 8DP

Bespoke and beautifully presented family home set in a highly sought after location and boasting five bedrooms, four bathrooms and large rear gardens.

Garden House is a fantastically presented five bedroom house located in Harperley Gardens. The property provides flexible family accommodation and enjoys countryside woodland views.

The internal accommodation comprises; welcoming hallway with Solid oak front door, access to the reception rooms and stairs rise to the first floor.

The dining kitchen is a spacious room fitted with cream base and wall mounted units with granite work surfaces. There is a range style cooker and American style fridge freezer and integrated dishwasher incorporated into the design. Space for a large dining table.

On from the kitchen is the garden room which enjoys views to three sides of the property over the garden to the rear with French doors opening to the decked balcony area.

Internal French doors open from the kitchen into a spacious living room which has a large cast iron fire place with a marble surround and granite hearth. The room also has space for dining furniture. French doors which lead to the decked balcony area.

The kitchen leads to the utility room which has base units, voids and plumbing for further white goods. This in turn gives access to the rear garden and garage which is double and benefits from having light, power and an electric door. There is storage space in the loft above the garage which is boarded. There is also a ground floor WC accessed from the utility room with wash hand basin.

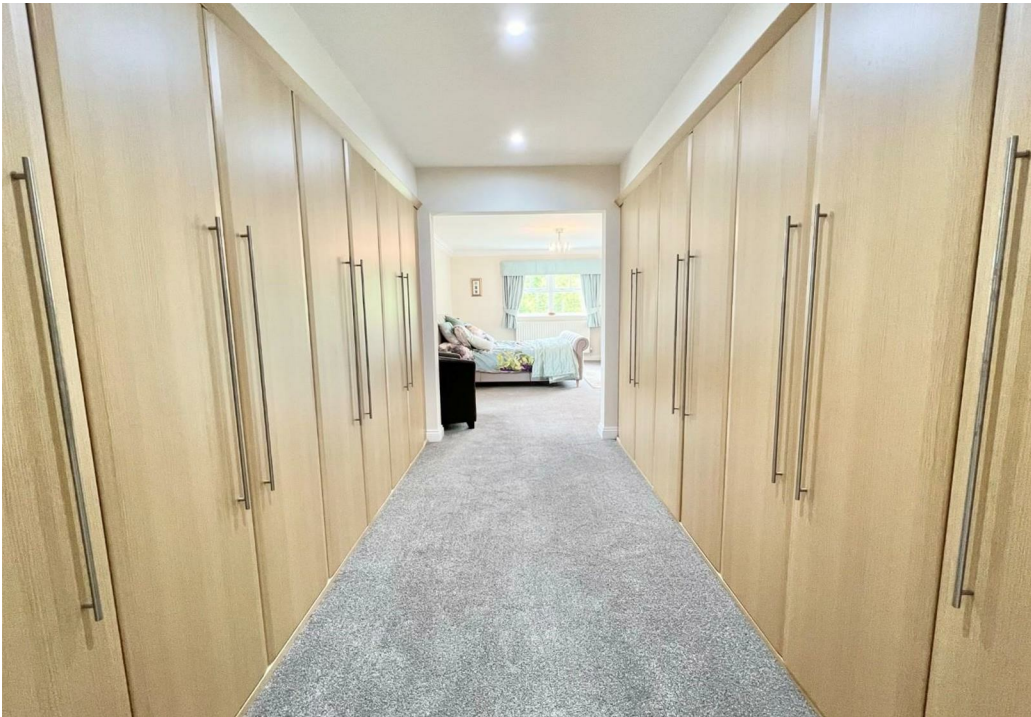
The master suite lies to the end of the hallway and has a range of fitted wardrobes to two walls and an en-suite bathroom. The room has views over the rear garden and access to the decked balcony. The en-suite is fitted with a white suite comprising a bath, double shower, WC and wash hand basin.

The second bedroom is also a double bedroom bedroom and located on the ground floor













#### Internal accommodation continuing..

Family bathroom is fitted with a white suite comprising a bath, WC and wash hand basin.

First floor landing with large fitted storage cupboard.

The third bedroom is another large double bedroom with a dual aspect to the front and side of the property, fitted wardrobes and en-suite shower room. The en-suite has a double shower, WC and wash hand basin.

The fourth bedroom is a double with a dual aspect and an outlook over the front and rear of the property and has fitted wardrobes. The bedroom has the benefit of a Jack and Jill shower room which has a double shower, WC and wash hand basin. The shower room is also accessed by the fifth bedroom that is another double with a dormer window providing views over the rear garden.

#### Outside

The property is approached along a shared gravelled driveway with parking to the front of the property.

To the rear of the property there is a decked balcony area providing perfect spaces for outdoor seating to enjoy the southerly aspect of the woodland beyond the property. The balcony area has a bespoke wrought iron fence bordering it and with the addition of pot plants is a lovely place to enjoy the afternoon sun. To the side of the decked patio there is a lawn with a fence border and gate to a large garden lawn sat below the balcony. There is a four-bar wooden gate providing access to additional gravelled parking space at the side of the property that is gravelled and has good access to the oil tank and coal bunker.

#### Location

Harperley Gardens is nestled on the edge of the valley, close to the village of Fir Tree and commands outstanding views over open countryside. Though the property is set within a quiet location and is one of a small selection of dwellings it remains close to the excellent north-south bound route of the A68, ideal for the commuter.

Fir Tree is home to two public houses and bus route, a more comprehensive range of facilities can be found in nearby Crook, which offers a range of amenities, primary school education.

Wolsingham is also close by which has a good range of every day facilities including doctors and dentist surgeries, chemist, independent grocers and other local businesses. The village is home to a primary and secondary school.

A broader range of facilities can be found at Durham, Darlington and Newcastle all known for their excellent leisure and cultural offerings. These regional business centres are home to mainline railway stations and international airports can be found at Teesside and Newcastle.

#### Viewings

Viewings are by appointment only, please contact Robinsons to arrange yours.

#### Agents Notes

Electricity Supply: Mains  
 Water Supply: Mains  
 Sewerage: Septic Tank  
 Heating: Oil central heating  
 Tenure: Freehold  
 EPC Rating: D  
 Durham Council Tax Band: F  
 Annual Price: £3,512  
 Broadband  
 Basic  
 3 Mbps  
 Mobile Signal: Average

#### 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 and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

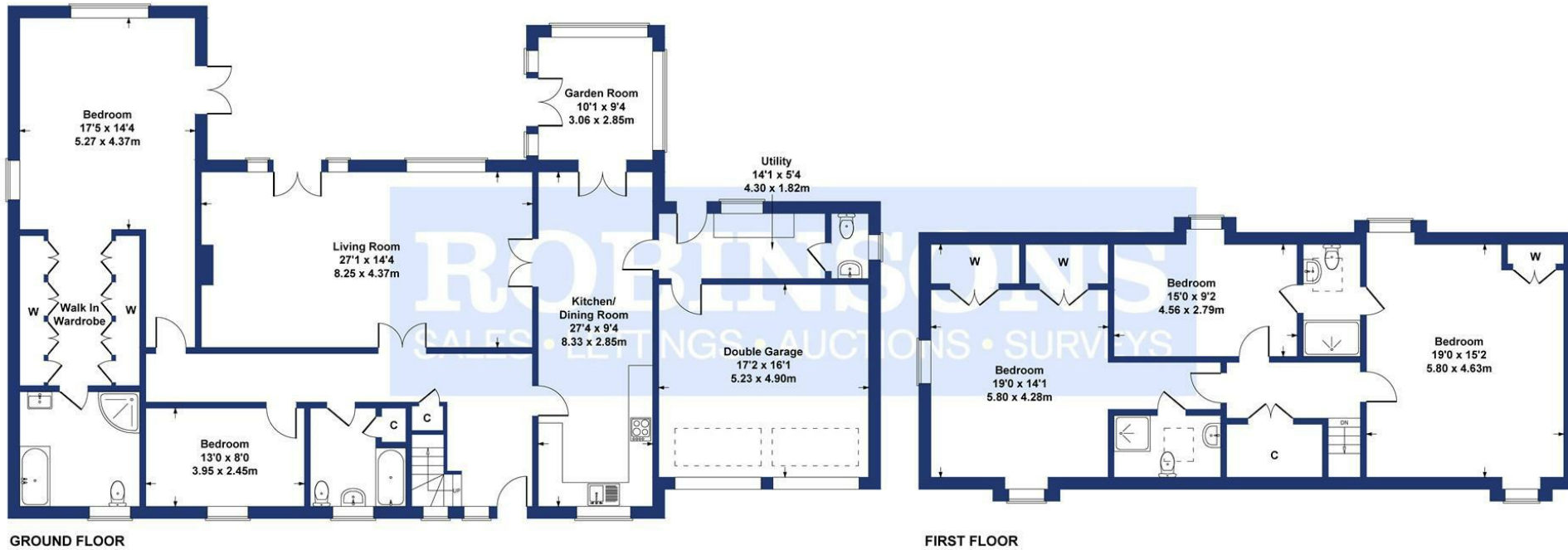






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Garden House, Harperley Gardens**  
 Approximate Gross Internal Area  
 3078 sq ft - 286 sq m



**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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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