



Hill End, Frosterley, DL13 2SX  
3 Bed - House - End Terrace  
£300,000

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# Hill End Frosterley, DL13 2SX

\* NO ONWARD CHAIN \* AMPLE OFF ROAD PARKING AND DETACHED GARAGE \* LARGE GARDENS \* FAR-REACHING COUNTRYSIDE VIEWS \*

Welcome to this charming three bedroom end terrace house located in the picturesque hamlet of Hill End, Frosterley. Situated in a popular location, this home offers far-reaching countryside views, allowing you to enjoy the beauty of nature right from your doorstep. One of the standout features of this house is the large gardens, providing a perfect outdoor space for gardening enthusiasts, children to play, or for hosting summer gatherings. Additionally, the ample off-road parking and detached garage ensure that parking will never be an issue for you or your visitors.

The house is warmed by a Worcester oil central heating boiler and has double glazed windows. The internal accommodation comprises; entrance hallway, spacious lounge with bay window to the front aspect. Kitchen which is fitted with a range of wall, base and drawer units with space for appliances and dining table. Useful utility room which houses the oil central heating boiler and has space for appliances. Rear hallway with door giving access to the gardens and cloakroom/WC.

To the first floor there are three bedrooms, all enjoying breath-taking countryside views. To conclude the internal accommodation there is a shower room.

Outside the house sits on a generous size plot and the gardens wrap around the house to three sides. To the front there are gates opening to allow off road parking and access to the detached garage/workshop with inspection pit and two stores at the rear for log storage etc. The front garden has been well maintained and is stocked with mature plants and a lawned area. At the rear the gardens have been used for vegetables plots, flower beds and seating areas, there is a large green house and has the best of the spectacular countryside views.













### LOCATION

Hill End is located just a short driving distance from Frosterley village which has a primary school, grocery store and public house. It is surrounded by some superb walking and bicycle routes and should prove to be a fantastic location for those looking for countryside living but within a short distance away from amenities.

### VIEWINGS

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

### Entrance hallway

#### Lounge

18'2x13'7 (5.54mx4.14m)

#### Kitchen

12'6x13'1 (3.81mx3.99m)

#### Utility Room

5x5'4 (1.52mx1.63m)

### Cloakroom/WC

### First floor landing

#### Bedroom One

12'1x12'8 (3.68mx3.86m)

#### Bedroom Two

12'7x8'8 (3.84mx2.64m)

#### Bedroom Three

6'3x9'7 (1.91mx2.92m)

### Shower room

### Garage

24'1x14'7 (7.34mx4.45m)

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil central heating

EPC Rating: E

Tenure: Freehold

Council Tax Band: C

Annual Price: £2,161

Broadband

Basic

28 Mbps

Mobile Signal: Average

### Disclaimer

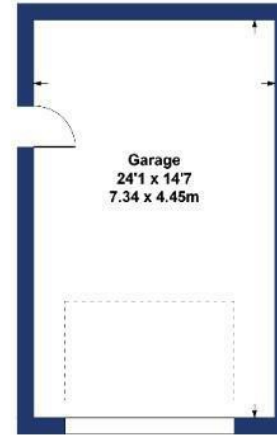
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





# Hill End Frosterley

Approximate Gross Internal Area  
1434 sq ft - 133 sq m



Utility  
5'4 x 5'0  
1.63 x 1.52m

## GARAGE



## 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		83
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(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. 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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