



Elmway, Hilda Park, DH2 2LX  
2 Bed - Bungalow - Semi Detached  
£275,000

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## Elmway Hilda Park, DH2 2LX

Offering high-end finishes, an impressive layout and a secluded garden, this exceptional property must be seen in person to fully appreciate the quality on offer.

From the moment you enter the porch, you'll notice the attention to detail – from the oak doors, architraves and skirting to the parquet flooring and zoned underfloor heating across multiple rooms. The welcoming hallway includes a cloaks cupboard and leads to a stunning bathroom complete with a separate shower cubicle, bath with handset, WC and washbasin.

The main bedroom is generously sized and fitted with quality built-in furniture. A second double bedroom features a skylight and comfortably accommodates a double bed. There's also a home office with access to the boarded loft space, which offers further potential – subject to the necessary permissions – for conversion into a third bedroom if desired.

The heart of the home is the expansive open plan living and dining area, where bi-folding doors open out to the rear garden and a characterful multi-fuel stove sits within a feature fireplace. This space flows seamlessly into the stylish kitchen, which includes a cooking range, Belfast sink, integrated fridge/freezer, dishwasher, washing machine, granite worktops, display cabinetry and French doors leading outside.

The rear garden is a real highlight – private, low maintenance and backing onto woodland, with artificial turf, slate patio, summerhouse and shed. Off-street parking is available to the front. There is also a side garden which is of low maintenance.

Freehold and finished to a superb standard throughout, this is a home that blends practicality with luxury. Early viewing is highly recommended.























#### Entrance Porch

#### Hallway

#### Living Area

21'6" x 13'7" (6.56 x 4.15)

#### Dining Area

12'6" x 9'0" (3.83 x 2.76)

#### Kitchen

26'2" x 7'9" (7.98 x 2.38)

#### Bedroom One

12'11" x 12'5" (3.95 x 3.81)

#### Bedroom Two

11'3" x 7'10" (3.43 x 2.40)

#### Office

8'5" x 9'10" (2.59 x 3.02)

#### Bathroom

8'11" x 5'5" (2.72 x 1.66)

#### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 35 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,268 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.

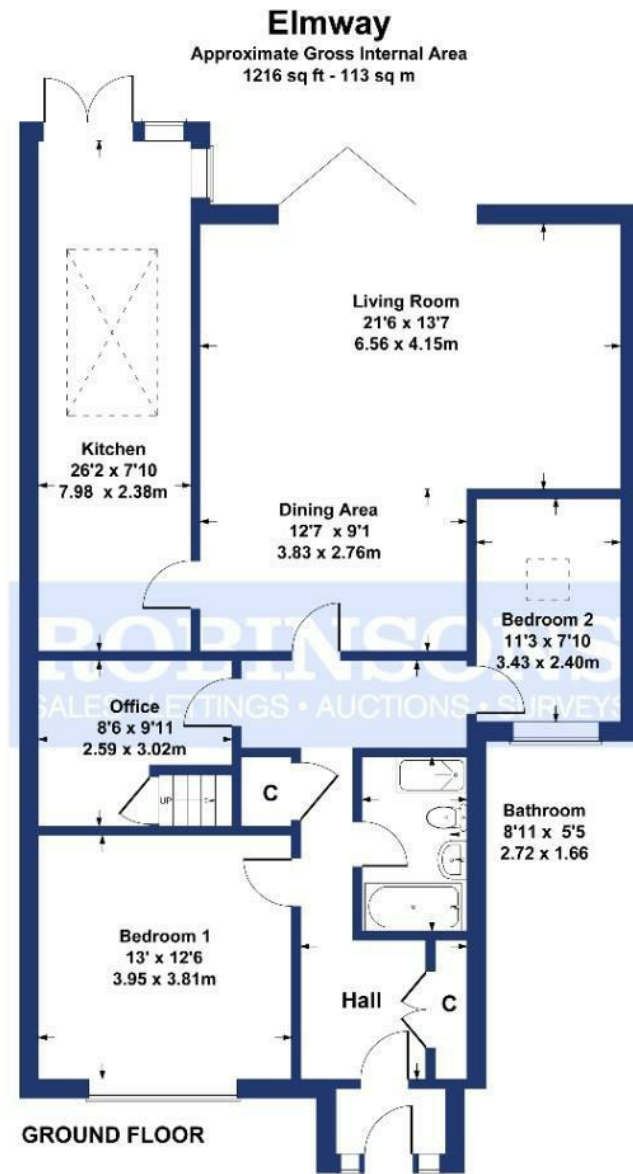
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.











**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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

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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















