Beau Road, Bearpark, DH7 7DA
3 Bed - House - Semi-Detached
O.I.R.O £195,000

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Beau Road
Bearpark, DH7 7DA

** STUNNING MODERN SEMI DETACHED HOME ** ELEVATED POSITION ** REAR VIEWS ** OUTSKIRTS OF DURHAM CITY ** GOOD ROAD LINKS **

Occupying an enviable elevated position within the popular village of Bearpark, this impressive three-bedroom, two-bathroom semi detached home offers stylish modern living, excellent energy efficiency and stunning far-reaching rear views.

Still benefiting from the remainder of the builder's two-year warranty together with the balance of the 10-year NHBC warranty, the property provides peace of mind for prospective purchasers. The home is warmed by an energy-efficient air source heating system, has no gas supply and benefits from double glazing throughout.

The well-presented accommodation comprises a welcoming entrance hallway, leading to a superb fitted kitchen/dining room featuring a range of quality units, selection of integrated appliances and large storage cupboard. To the rear is a spacious full-width living room, flooded with natural light and enjoying French doors opening onto the rear garden, decked patio area and beautiful open views beyond. A contemporary shower room/WC completes the ground floor.

To the first floor are three well-proportioned bedrooms and a modern family bathroom/WC.

Externally, the property continues to impress. A generous driveway provides ample off-street parking and leads to the garage. The enclosed rear garden has been thoughtfully designed to maximise enjoyment of the elevated outlook and features a decked patio area ideal for outdoor dining and entertaining, together with a summerhouse providing additional versatile space.

Bearpark is a highly regarded village offering a range of local amenities, schooling and excellent transport links, whilst being only a short distance from Durham City Centre.

Ideal for first-time buyers, professionals and growing families, this superb home combines modern comforts, energy efficiency and an outstanding location. Early viewing is highly recommended.

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Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331 p.a
Tenure: Freehold
Estate Management Charge – Yes (advised £88.85pa)

Property Construction – Standard
Gas Supply - No gas
Electricity supply – Mains
Water Supply – Mains (possibly metered)
Sewerage – Mains
Heating –Air source
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – Yes
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – None known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

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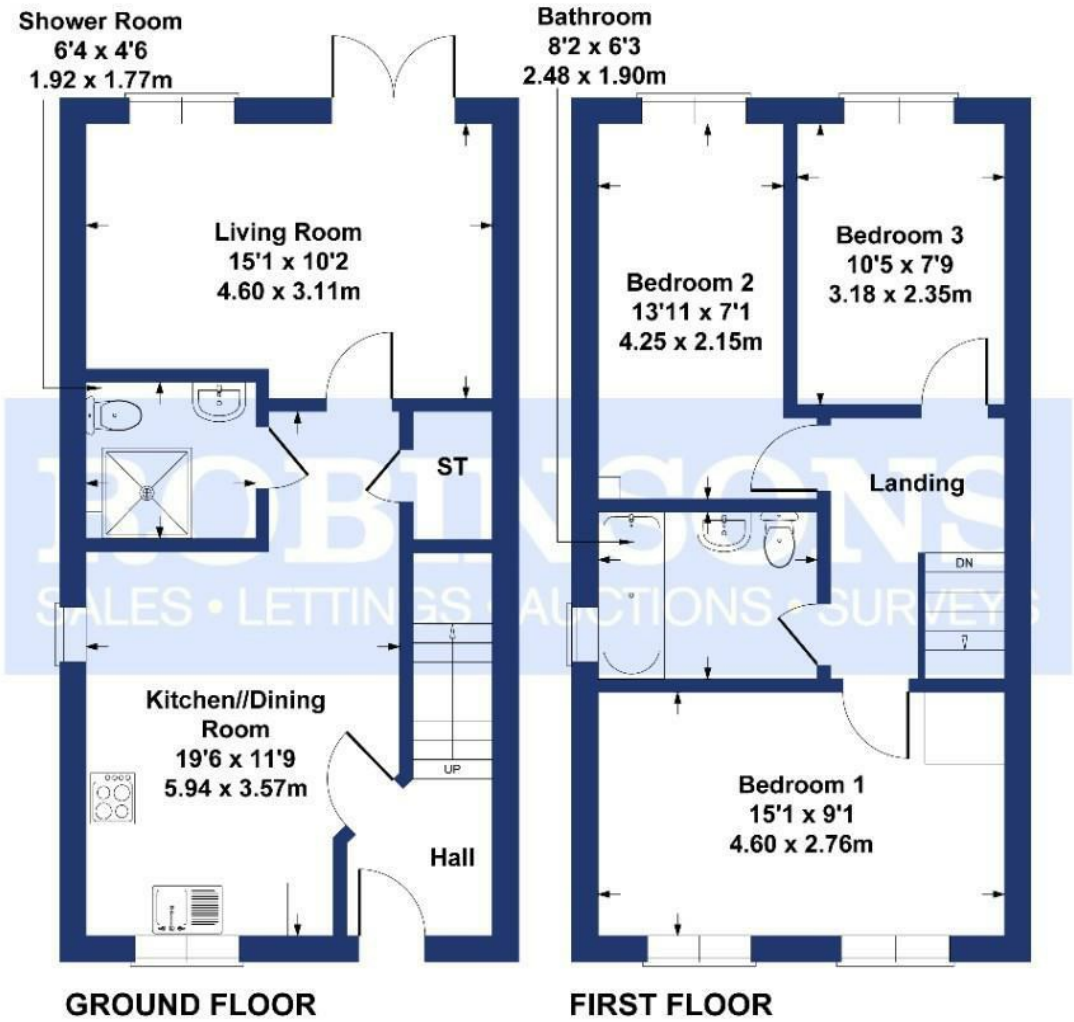
Beau Road

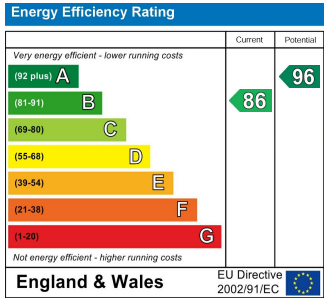
Approximate Gross Internal Area
915 sq ft - 85 sq m



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. 2026



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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