



Greenhills, Byers Green, DL16 7QJ  
2 Bed - Bungalow - Detached  
£225,000

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# Greenhills

## Byers Green, DL16 7QJ

Nestled in the tranquil cul-de-sac of Greenhills, Byers Green, this well appointed detached bungalow offers a perfect blend of modern living and serene countryside charm. Set within a popular residential estate in the picturesque village of Byers Green, this property is an ideal choice for a variety of buyers, including retirees, young couples, and families seeking a peaceful retreat.

As you enter the bungalow, you are welcomed by a hallway that leads into a generous lounge, providing a warm and inviting atmosphere. The heart of the home is undoubtedly the beautifully designed kitchen which has some integrated appliances, making it a delightful space for both cooking and entertaining. The property boasts two well-proportioned bedrooms. The master having en-suite shower room and bedroom two features fitted wardrobes, ensuring ample storage for your belongings. There is also an additional room which can be used as a dining room, study or third bedroom.

One of the standout features of this bungalow is the conservatory extension, which offers a bright and airy space to relax while enjoying views of the well-maintained rear garden. The modern bathroom room adds to the appeal, providing a contemporary touch to this charming home.

Externally, the property is complemented by a large concrete driveway leading to a garage, providing ample convenient off-road parking. The rear garden is a true gem, designed for easy maintenance and privacy, as it is not directly overlooked, allowing you to enjoy your outdoor space in peace.

With its desirable location, modern amenities, and spacious layout, this bungalow is a rare find in the market. Early viewings are highly recommended to avoid disappointment, as properties of this quality seldom become available. Embrace the opportunity to make this beautiful bungalow your new home.

EPC Rating D  
Council Tax Band D



















## Entrance Hall

### Lounge

14'3" x 13'5" maximum (4.35 x 4.10 maximum )

### Kitchen

11'2" x 9'10" maximum 15'2" (3.41 x 3.02 maximum 4.64)

### Conservatory

15'2" x 9'11" (4.64 x 3.04)

### Bedroom 1

12'2" x 12'0" (3.71 x 3.68 )

### En-suite

### Bedroom 2

12'2" x 11'4" plus bay (3.71 x 3.46 plus bay )

### Bedroom 3/Study/Dining Room

10'2" x 9'11" (3.12 x 3.04)

### Bathroom

## EXTERNAL

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 2 Mbps, Superfast 74 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

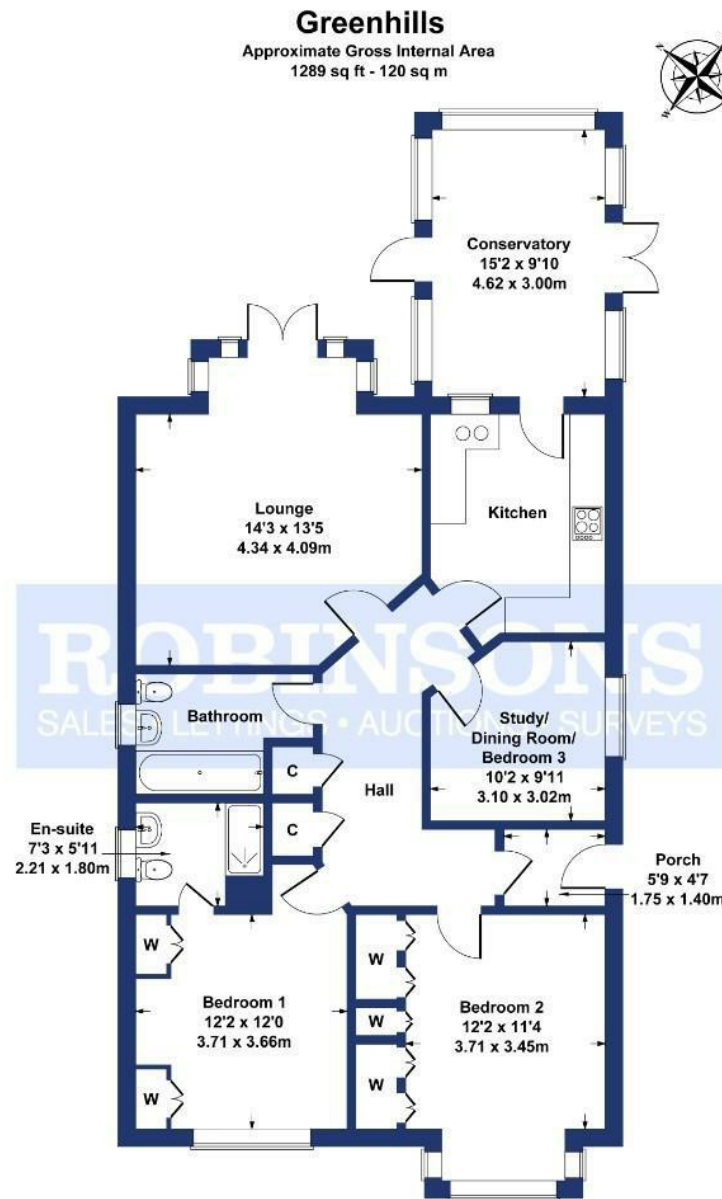
Council Tax: Durham County Council, Band D (£2551 Min)

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 authorities. Robinsons cannot accept liability for any information provided.





**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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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. 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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