



Tintagel, Great Lumley, DH3 4NF  
2 Bed - Bungalow - Semi Detached  
£210,000

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# Tintagel

## Great Lumley, DH3 4NF

\* CUL-DE-SAC LOCATION \* NEW KITCHEN \* NEW BATHROOM \* NEW WINDOWS AND DOORS \* NEW FLOORING \* NEW HEATING SYSTEM \* REMODELLED FLOORPLAN \* SHOW HOME STANDARD \* HIGH SPEC FINISH THROUGHOUT \*

An exceptional opportunity to purchase this fully refurbished two bedroom semi-detached bungalow, finished to a truly outstanding standard.

Situated in a quiet cul-de-sac in the traditionally highly desirable Tintagel street of Great Lumley, this rarely available home has been transformed throughout and is ready to move straight into.

The current owner has undertaken a comprehensive renovation, with no expense spared. Internally, the layout has been reconfigured to maximise space and natural light, creating a much more practical and modern flow. The property now boasts a brand new kitchen with sleek units and integrated appliances, a stunning contemporary bathroom, and stylish new internal doors and windows throughout. Fresh flooring has been laid in every room, and a new heating system has been installed, providing efficient and comfortable warmth year-round.

The living accommodation comprises a welcoming entrance hall, a spacious lounge perfect for relaxing or entertaining, two well-proportioned bedrooms one with new Sharps wardrobes, and a beautiful bathroom finished to a high specification. Every element of the design and finish has been carefully considered, with quality fixtures and fittings used throughout, giving the entire home a premium feel.

Externally, the bungalow enjoys generous gardens to the front and rear, ideal for those who enjoy a bit of outdoor space, whether for gardening or simply sitting out and soaking up the sun. A driveway provides off-street parking, and there is a useful garage for additional storage or vehicle use. The rear also has patio areas and sleepers.

Ideally located for shops, schools and healthcare, with excellent links to Chester-le-Street, Durham and beyond. Great Lumley offers a village feel, bus service and countryside walks.











#### **Hallway**

**Lounge**  
18'4" x 13'5" (5.6 x 4.1)

**Kitchen**  
12'5" x 8'6" (3.8 x 2.6)

**Bedroom**  
15'1" x 9'10" (4.6 x 3)

**Bedroom**  
12'5" x 8'6" (3.8 x 2.6)

**Bathroom**  
8'10" x 6'6" (2.7 x 2)

**Garage**  
22'3" x 8'6" (6.8 x 2.6)

#### **Agents Notes**

Council Tax: Durham County Council, Band C

Tenure: Freehold

EPC - C

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

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 – no

Probate – NA

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.

Accessibility/Adaptations – remodelled floorplan

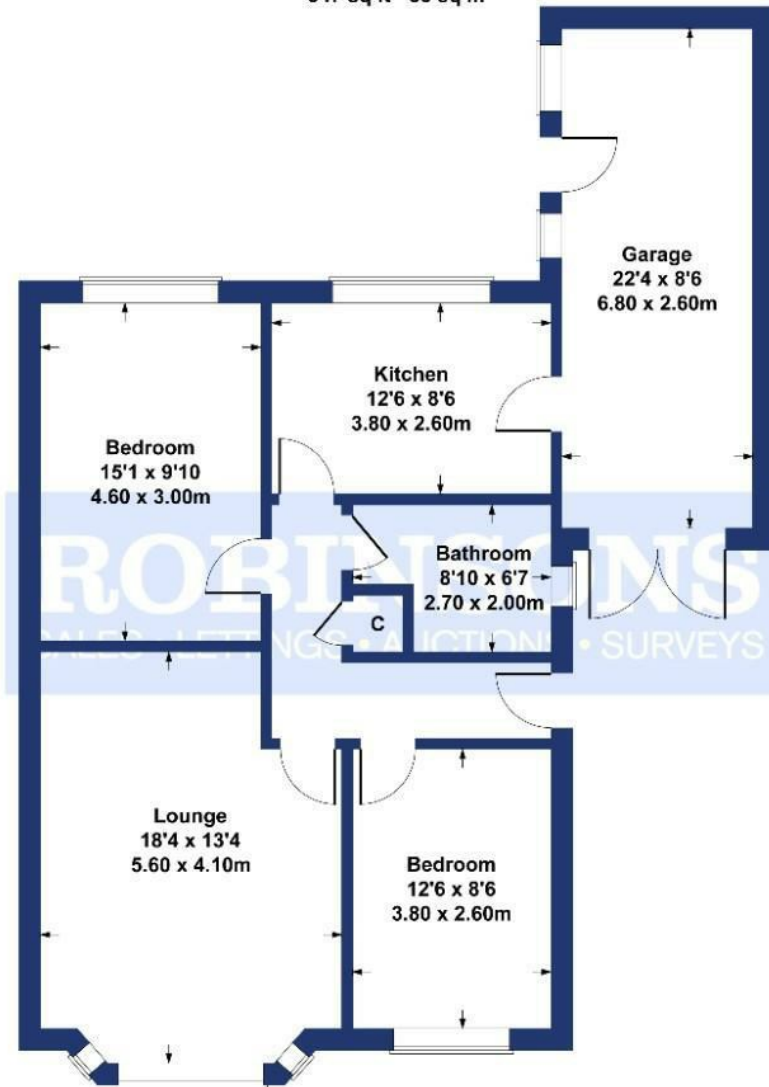
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Tintagel

Approximate Gross Internal Area  
947 sq ft - 88 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(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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