



**Norburn Park, Witton Gilbert, DH7 6SF**  
**3 Bed - House - Semi-Detached**  
**O.I.R.O £159,950**

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# Norburn Park

## Witton Gilbert, DH7 6SF

Must Be Viewed \*\* Pleasant Position \*\* Popular Village \*\* Leased Solar Panels \*\*

The floor plan has entrance porch leading into a bright and inviting entrance hallway. From here, access is provided to the generously sized living room. The dining kitchen has dishwasher, fridge, oven & hob, offering ample space for cooking, dining, and socialising, with direct access to the rear garden. Adjacent to the kitchen is a useful utility room, ideal for laundry and additional storage needs, along with a conveniently located ground floor WC. The first floor comprises three well-proportioned bedrooms, each offering comfortable living space and built in storage. Completing the upper level is a modern shower room, stylishly fitted for everyday convenience. Externally, the property boasts attractive gardens to both the front and rear, providing a pleasant outdoor environment for relaxation or family activities. The rear benefits a sunny aspect. Additional benefits include an attached single garage and a private driveway offering further off-street parking.

Witton Gilbert enjoys superb connectivity to nearby towns and cities, with Durham City situated a mere 5 miles away. This advantageous proximity ensures residents have convenient access to urban amenities while relishing the tranquillity of a village life. Within the heart of Witton Gilbert, residents benefit from a variety of essential services, including general store catering to everyday needs, a well-established school, and traditional public houses providing a cosy gathering spot for locals. Moreover, the village boasts picturesque landscapes adorned with delightful walks and cycle tracks, inviting residents to immerse themselves in the natural beauty of the surrounding countryside. Whether strolling along scenic pathways or pedalling through verdant trails, Witton Gilbert offers an idyllic setting for both leisurely pursuits and daily living, blending the charm of rural living with the convenience of modern amenities.











## GROUND FLOOR

### Entrance Porch

### Hallway

### Lounge

11'7" x 16'4" (3.55 x 4.98)

### Kitchen Diner

9'6" x 19'7" (2.9 x 5.97)

### Utility Room

8'0" x 8'2" (2.45 x 2.49)

### WC

## FIRST FLOOR

### Bedroom

11'5" x 12'6" (3.48 x 3.83)

### Bedroom

7'9" x 10'4" (2.37 x 3.17)

### Bedroom

8'5" x 8'8" (2.58 x 2.65)

### Shower Room

4'9" x 8'9" (1.45 x 2.68)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Energy Rating: C

**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.

## Norburn Park

**Approximate Gross Internal Area  
1066 sq ft - 99 sq m**

WC  
4'2 x 2'6  
1.28 x 0.77m

**Kitchen/Dining Room**  
19'7 x 9'6  
5.97 x 2.90m

Living Room  
16'4 x 11'8  
4.98 x 3.55m

Porc

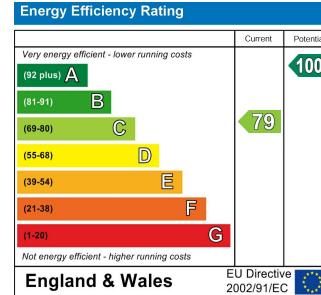
## GROUND FLOOR

## 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.

Produced by Potterplans Ltd. 2025



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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