



Burdon Place, Pity Me, DH1 5YZ
4 Bed - House - Detached
O.I.R.O £450,000

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Burdon Place

Pity Me, DH1 5YZ

An exceptional example of contemporary design, this striking executive detached residence offers refined family living in a highly desirable setting, ideally positioned between the historic charm of Durham City and surrounding countryside.

Finished to an impeccable standard, the home has been thoughtfully designed for modern lifestyles, combining elegant interiors with generous proportions. A welcoming entrance hallway with bespoke storage sets the tone, while a beautifully presented front lounge provides a sophisticated yet comfortable retreat.

To the rear, an outstanding open-plan kitchen, dining and family space spans the full width of the property. Flooded with natural light, bi-folding doors open seamlessly onto the landscaped garden—perfect for entertaining and everyday living. A feature log burning stove creates a warm focal point, adding character and cosy luxury.

The kitchen is superbly appointed with a central island, twin ovens, high-spec integrated appliances, premium Silestone worktops and sleek Amtico flooring. A separate utility room and cloakroom add practicality, with direct external access.

Upstairs, there are four well-proportioned bedrooms, including three generous doubles and a versatile fourth. The principal suite offers a luxurious retreat with a stylish en-suite and walk-in shower, while the family bathroom is finished to a high standard with both a statement bath and separate shower enclosure.

Externally, a block-paved driveway provides ample off-street parking, while the rear enjoys an enclosed garden with sunny aspect, patio areas and offering a degree of privacy.













LOCATION

Pity Me is a pleasant village located just a few miles north of Durham city centre. The area is known for its suburban feel, offering a peaceful environment while still being conveniently close to the vibrant city life of Durham.

Residents of Pity Me enjoy access to excellent local amenities, including schools, shops, and healthcare facilities. The Arnison Centre, a large retail park, is nearby, offering a wide range of shopping options, from supermarkets to high-street stores and dining establishments. The village is also well-connected, with easy access to the A167 and public transport links, making it an ideal location for commuters.

For those who appreciate outdoor activities, Pity Me is close to several parks and green spaces, such as the scenic Riverside Park along the River Wear. Additionally, the proximity to Durham's historical sites, like the Durham Cathedral and Castle, adds cultural richness to the area.

Agents Notes

Council Tax: Durham County Council, Band E - Approx. £3118 p.a

Tenure: Freehold

Estate Management Charge – Yes, we have been advised £180pa

Property Construction – Standard

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

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.

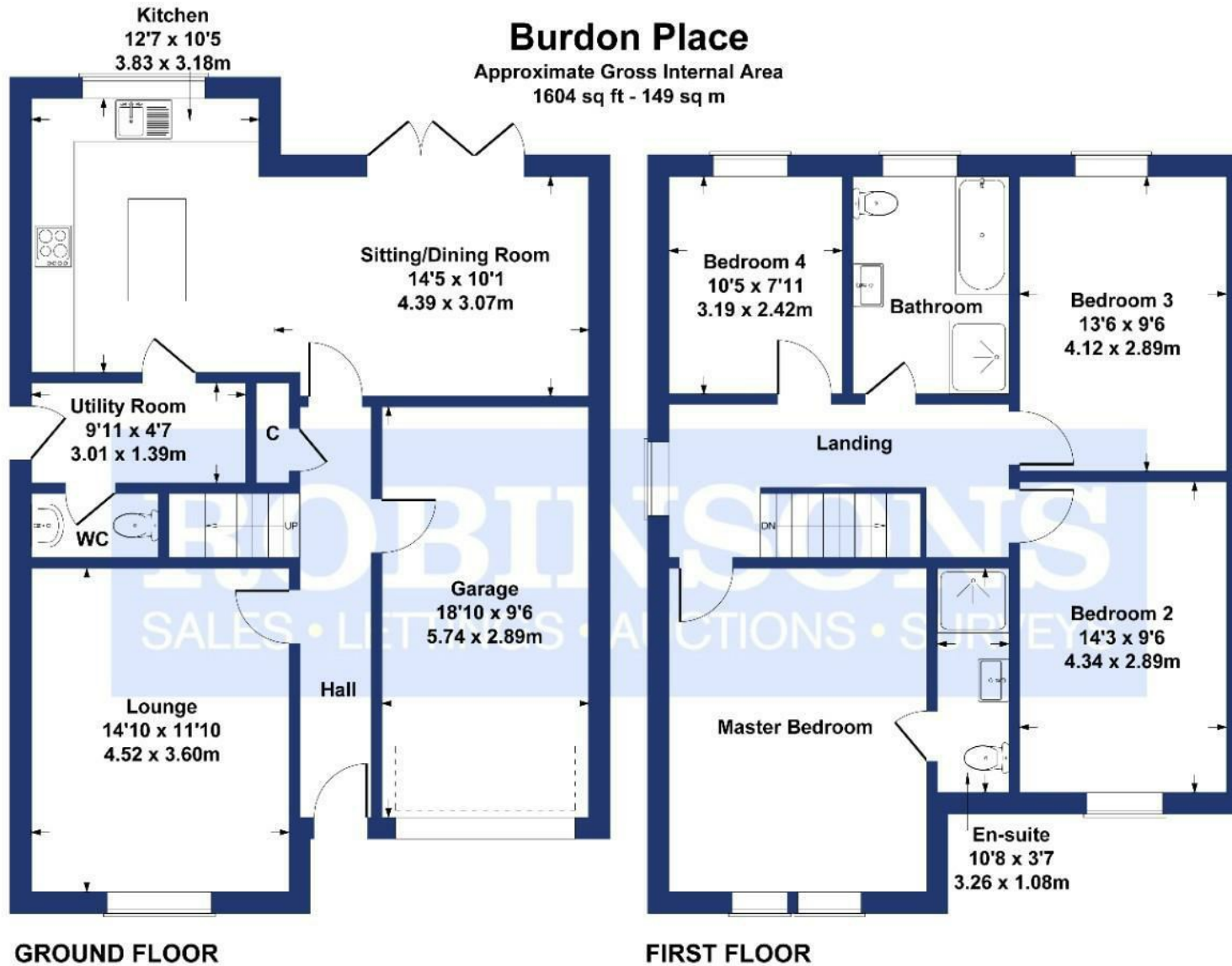
Accessibility/Adaptations – None known

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		93
(61-81)	B	84	
(39-60)	C		
(15-58)	D		
(9-34)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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









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