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Murrayfield Drive, Brandon, DH7 8TG  
2 Bed - Bungalow - Detached  
O.I.R.O £220,000

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# Murrayfield Drive Brandon, DH7 8TG

Detached Bungalow \*\* Seldom Available \*\* Generous Plot with Expansive Gardens \*\* Potential to Extend \*\* Pleasant Position \*\* Spacious Floor Plan \*\* Lovely Maintained Gardens with Patio Areas \*\* Parking & Detached Garage \*\* Outskirts of Durham \*\* Well Presented Throughout \*\* Upvc Double Glazing & GCH Via Recent Combi \*\* Early Viewing Advised \*\*

The spacious and well-planned accommodation briefly comprises an entrance porch/utility area, a generous kitchen breakfast room, separate dining room with double doors opening into the comfortable lounge, inner hallway, two well-proportioned bedrooms, separate WC, and a bathroom fitted with a separate shower cubicle.

Externally, the property is a real standout feature, occupying a generous plot with attractive gardens surrounding the bungalow. There are pleasant patio areas enjoying sunny aspects, ideal for outdoor relaxation and entertaining, together with ample off-road parking and a detached garage.

Murrayfield is a highly sought-after cul-de-sac development situated on the outskirts of Brandon and Brandon Village. A range of local shops and amenities can be found nearby in Langley Moor and Meadowfield, while Durham City Centre, approximately four miles away, offers a wider selection of shopping, leisure, and recreational facilities.

The property is also well placed for commuting, with easy access to the A690 and A167, providing excellent transport links to Durham and other regional centres throughout the North East.







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### Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331 p.a

Tenure: Freehold

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 – Any covenants which may affect the property would be within the Land Registry Title Register which is available for inspection via the Land Registry.

Selective licencing area – No

Rights & Easements – Shared front driveway to property driveway

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

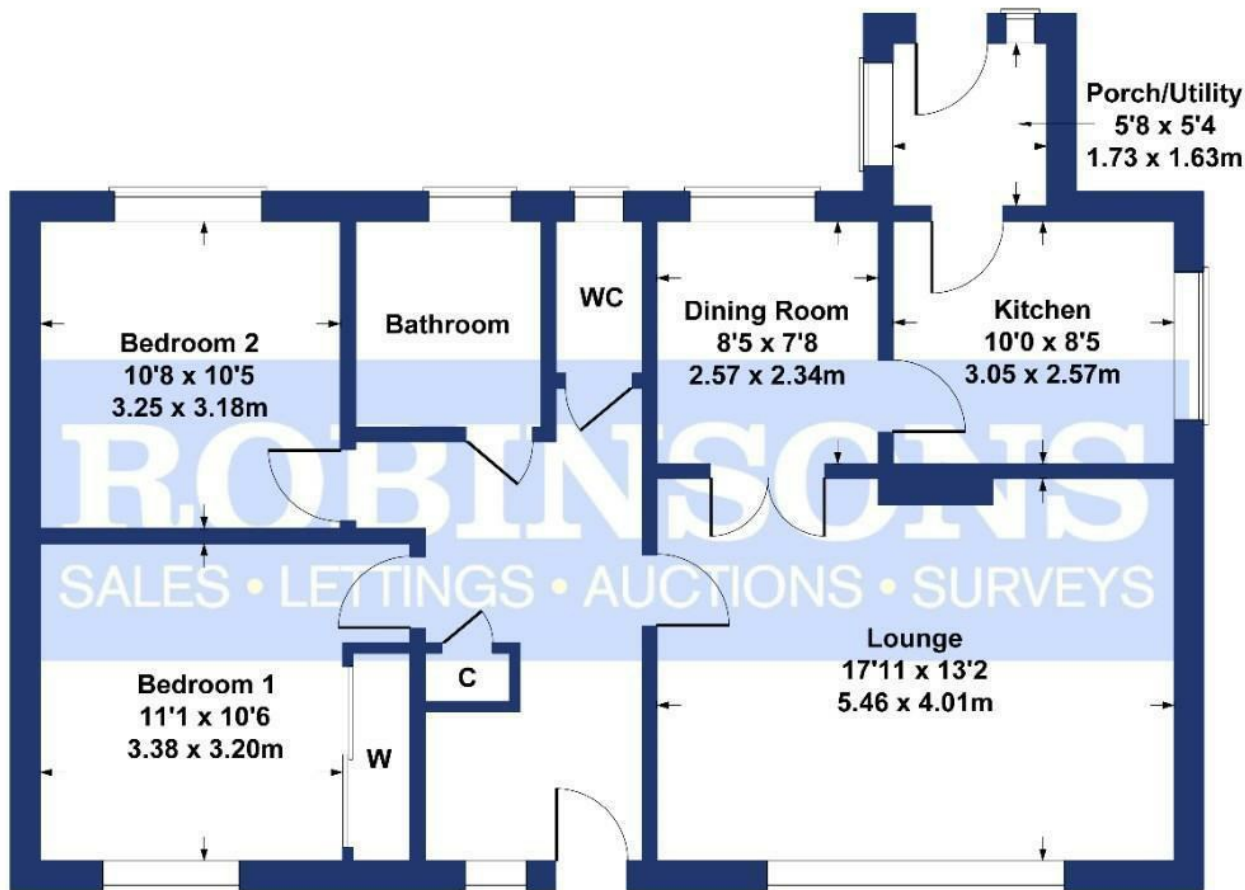
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

# Murray Field

Approximate Gross Internal Area  
903 sq ft - 84 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. 2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		85
(61-81)	B		
(49-60)	C		
(35-48)	D	67	
(29-34)	E		
(21-28)	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. 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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