

Kirkstone Drive, Carrville, DH1 1AH
4 Bed - House - Semi-Detached
O.I.R.O £280,000

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Kirkstone Drive
Carrville, DH1 1AH

Stunning Extended Family Home ** Superb Open-Plan Living ** Double Garage & Ample Parking ** Sunny Aspect Rear Garden ** Early Viewing Advised **

Occupying a pleasant position within the highly sought-after Carrville area of Durham, this impressive extended four-bedroom semi-detached home offers generous proportions, stylish presentation and a versatile layout ideally suited to modern family life.

The accommodation begins with an entrance porch and welcoming hallway leading into a superb family living room, providing plenty of space for comfortable furnishings and everyday family living. This flows naturally through to the dining room, where bi-fold doors open directly onto the rear decked patio and garden, creating an excellent connection between the indoor and outdoor spaces and an ideal setting for entertaining and family gatherings.

The contemporary kitchen is fitted with a modern range of units, integrated appliances and breakfast bar, with convenient access to both the rear garden and double garage.

To the first floor is a spacious principal bedroom and three further well-proportioned bedrooms, offering flexibility for growing families, guests or home working. The impressive family bathroom/WC features a double walk-in shower and offers potential to reconfigure part of the space to create an en-suite to the principal bedroom, subject to any necessary consents.

Further benefits include a new roof installed in 2026, two boarded loft spaces providing excellent additional storage, gas central heating, a good-sized sunny rear garden with decked patio, double garage and ample driveway parking.

Well positioned for access to Durham City and surrounding amenities, this is a superb family home combining space, style and practicality in a highly desirable Carrville location. Early viewing is strongly recommended.








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Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331 p.a
Tenure: Freehold
Estate Management Charge – NA
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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
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 – Extended
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.


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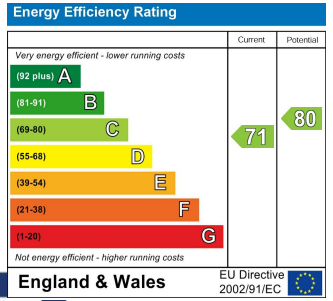

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Kirkstone Drive

Approximate Gross Internal Area
1818 sq ft - 169 sq m



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. 2026

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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