



Elm Close, Sunnybrow, DL15 0XH
2 Bed - Bungalow - Detached
£240,000

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Elm Close Sunnybrow, DL15 0XH

Robinsons have the pleasure of offering to the sales market, with the benefit of NO ONWARD CHAIN, this delightful two-double-bedroom detached bungalow, ideally positioned within a pleasant cul-de-sac in Sunnybrow and enjoying attractive countryside views to the rear.

The property has been beautifully maintained by the current owners and is presented in immaculate condition throughout. It is warmed by a Baxi gas boiler, which was fitted in recent years, and benefits from double glazing throughout.

The bungalow offers spacious and versatile accommodation, including a fantastic sun room extension overlooking the rear garden and enjoying far-reaching views beyond. Both bedrooms are generous doubles with fitted wardrobes, while the main bedroom also benefits from an en-suite shower room. There is also a useful utility room, separate WC and an integral garage with an electric roller door.

This is a fantastic example of a detached bungalow and would make an excellent purchase for buyers seeking the convenience of single-storey living without compromising on space or quality.

The internal accommodation comprises; entrance vestibule leading into the welcoming hallway, which benefits from two useful storage cupboards. The generous reception room is positioned to the rear of the bungalow and provides ample space for both seating and dining furniture, while enjoying views over the rear garden. Sliding doors lead into the impressive sun room extension, which enjoys almost 180-degree views over the garden and surrounding countryside, together with a door providing direct access to the rear garden.

The kitchen is fitted with a range of wall, base and drawer units, incorporating an integral hob and oven, space for a fridge and a useful breakfast bar. The kitchen leads into a separate utility room, which provides additional storage, space for a washing machine and a wash hand basin. The utility room also provides access to the separate WC and an internal door into the garage.













Internal accommodation continued

Returning to the hallway, there are two generously proportioned double bedrooms, both of which feature mirrored fitted wardrobes. The main bedroom benefits from a modern en-suite shower room with a three-piece suite.

Completing the internal accommodation is the main bathroom, fitted with a three-piece suite comprising a corner bath, wash hand basin and WC, together with a useful built-in storage cupboard.

Outside

Externally, the bungalow continues to impress. To the front is a well-maintained lawned garden with a driveway providing off-road parking and access to the garage, which is fitted with an electric roller door.

The enclosed rear garden is a particular feature of the property, incorporating a generous lawn surrounded by well-maintained flower beds, together with a paved patio area which provides the perfect spot to sit and enjoy the attractive countryside views. There is also a small summer house positioned in the corner of the garden, which further benefits from the views, along with a useful garden shed to the side of the bungalow, providing excellent additional storage.

Location

The bungalow is situated within a pleasant cul-de-sac in Sunnyside, which is ideally positioned between the towns and villages of Willington, Crook and Hunwick. The property is well served by local amenities, with a bus route nearby and convenient access to shopping facilities and healthcare services.

In brief, this is an exceptional detached bungalow offering spacious accommodation, immaculate presentation, excellent outside space, countryside views and the significant benefit of NO ONWARD CHAIN.

Agents Notes

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

Tenure: Freehold

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 (not metered)

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 – NA

Probate – being applied for

Rights & Easements – None known, check with seller

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 – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

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

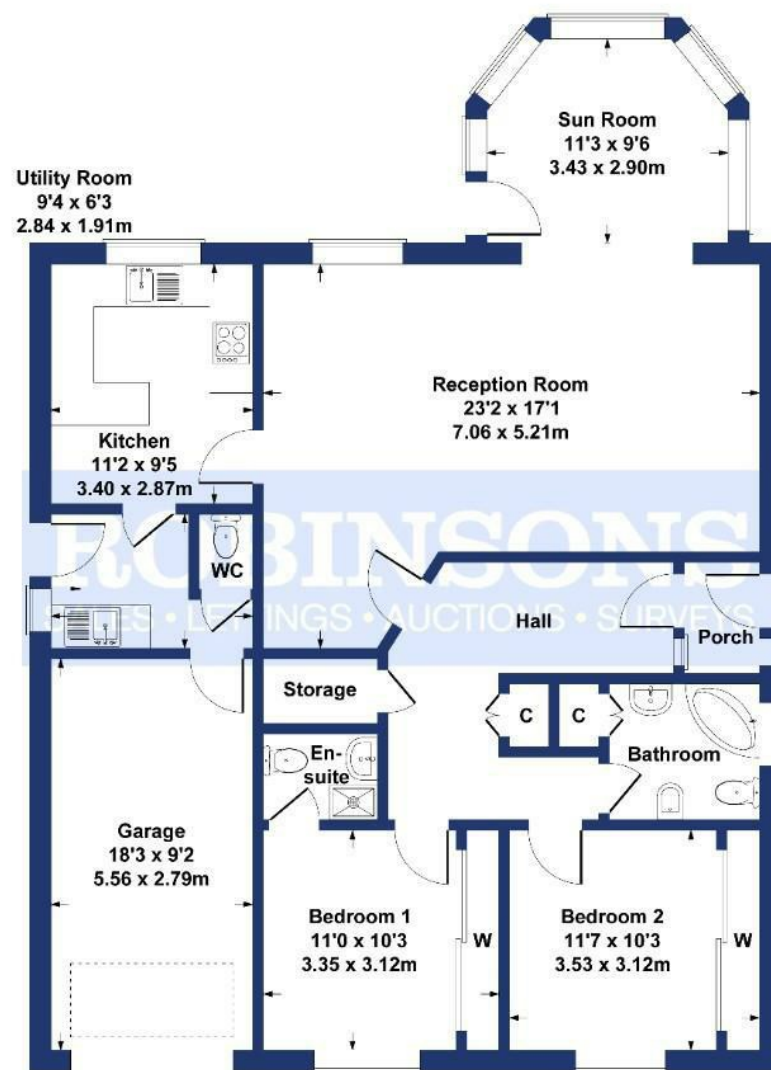
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.



Elm Close Sunnybrow

Approximate Gross Internal Area
1322 sq ft - 123 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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. 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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