



Hornbeam Close, Gilesgate, DH1 1EN  
4 Bed - House - Detached  
£299,950

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# Hornbeam Close

## Gilesgate, DH1 1EN

No Chain \*\* Ideal Family Home \*\* Popular & Convenient Location \*\* Small Modern Development \*\* Good Road Links \*\* Gardens, Ample Parking & Garage \*\* Bi-Fold Doors to Garden \*\* Open Plan Living \*\* Double Glazing & GCH \*\* Solar Panels & EV Charging Point \*\* Must Be Viewed \*\*

As you step through the front door, the open-plan design leads your gaze straight through to the impressive kitchen/dining area and out to the rear garden via the bi-fold doors. The ground floor also includes a generous cloakroom/W.C., a utility area created through a partial garage conversion, and a bright, airy lounge at the rear with a window overlooking the garden.

Upstairs, there are three double bedrooms, a fourth single bedroom, an en-suite shower room to the main bedroom, and a contemporary family bathroom. Outside, the property offers an open lawned front garden, a double-width driveway, and a single garage.

Gilesgate is a highly sought-after village, perfectly positioned for those who enjoy walking to Durham City or strolling along the riverside. Its convenient proximity to the train station and the A690, with access to the A1(M), also makes it an ideal location for commuters.

The village provides a range of local amenities including shops, a convenience store, a friendly public house, and several take-away restaurants. For a wider selection of shopping options, Dragonville retail park is close by, offering numerous stores, a supermarket, and a petrol station. Durham City centre further enhances the area with an extensive array of additional facilities and attractions.









## GROUND FLOOR

### Hallway

### Cloak/WC

5'10 x 5'4 (1.78m x 1.63m)

### Open Plan Living Kitchen & Dining

23'5 x 10'2 (7.14m x 3.10m)

### Lounge

14'2 x 10'4 (4.32m x 3.15m)

### Utility Room

13'5 x 11'9 (4.09m x 3.58m)

### Master Bedroom

14'6 x 10'4 (4.42m x 3.15m)

### En-Suite

7'6 x 4'7 (2.29m x 1.40m)

### Bedroom

12'7 x 10'2 (3.84m x 3.10m)

### Bedroom

10'4 x 9'6 (3.15m x 2.90m)

### Bedroom

10'2 x 6'6 (3.10m x 1.98m)

### Bathroom/WC

7'2 x 5'6 (2.18m x 1.68m)

### Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2,551 p.a

Tenure: Freehold

There is an estate management charge - £98.29 pa

Property Construction - Assumed Standard

Gas Supply - Mains

Electricity supply - Mains

Solar panels and EV charging point

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 - Garage part converted to create utility room.

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.

### Premium Conveyancing

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

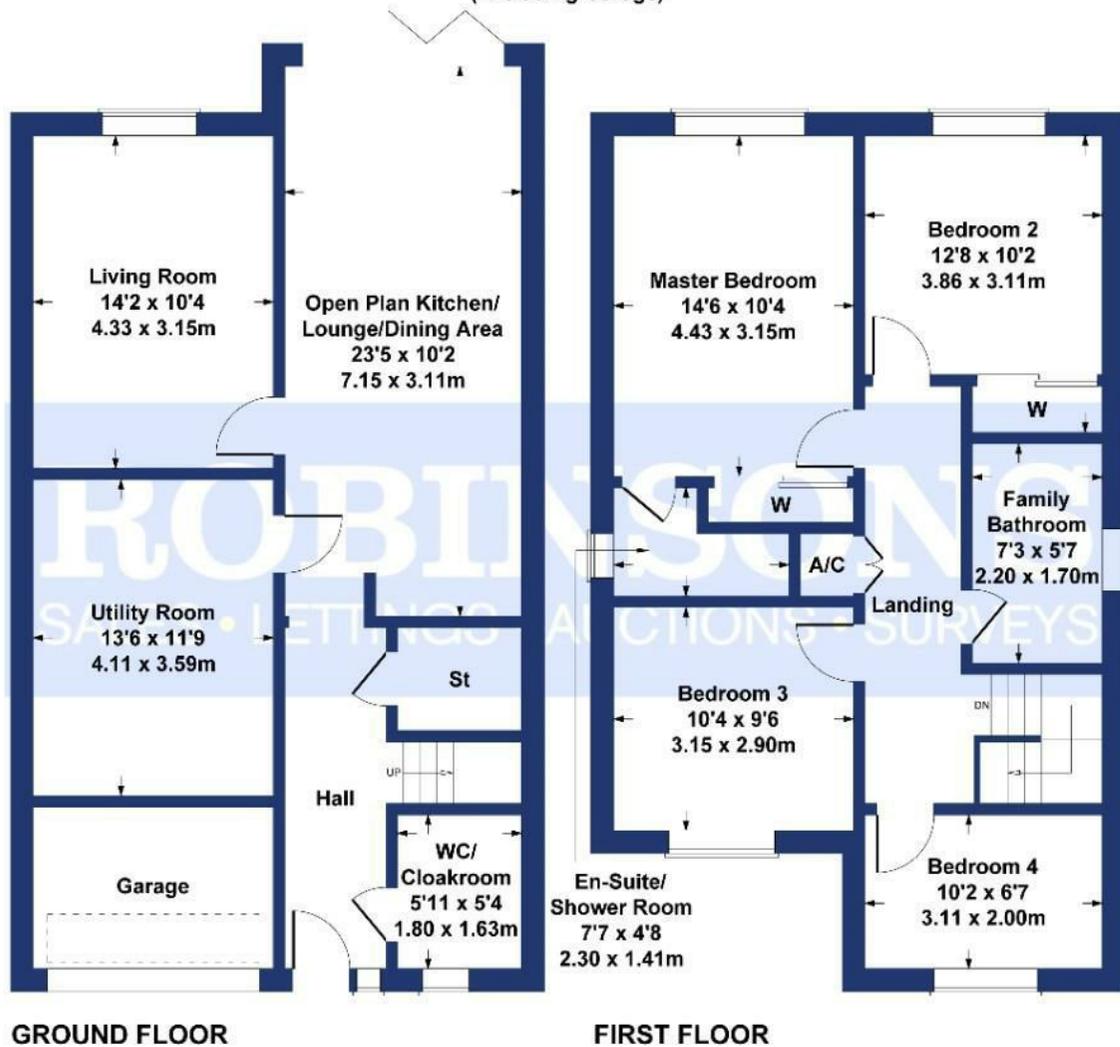
Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.



# Hornbeam Close

Approximate Gross Internal Area  
1378 sq ft - 128 sq m  
(Excluding Garage)



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		92
(61-81)	B	82	
(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 services.



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