St. Marys Close, Shincliffe, DH1 2ND
2 Bed - Bungalow - Detached
Offers Over £290,000

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St. Marys Close
Shincliffe, DH1 2ND

This stunning detached bungalow is situated in a highly regarded and prestigious location, offering a peaceful setting while remaining within easy reach of Durham City and its picturesque river walks. Recently refurbished to a high standard, the property provides stylish and well-planned single-level living, making it ideal for a variety of buyers.

Occupying an elevated position with attractive, well-maintained gardens, the home is beautifully presented throughout. The accommodation briefly comprises an entrance porch leading into a welcoming hallway, and a spacious, light-filled lounge and dining area that offers a versatile space for both everyday living and entertaining. The modern fitted kitchen has been finished to a good specification and includes a range of integral appliances.

There are two well-proportioned bedrooms, both offering comfortable accommodation, along with a luxurious bathroom featuring a statement freestanding bath and a contemporary double walk-in shower, creating a real sense of quality and relaxation.

To the rear, an enclosed passageway provides useful additional storage as well as access to both the front and rear of the property. Further benefits include uPVC double glazing and gas central heating via a combination boiler, ensuring comfort and efficiency.

Externally, a detached garage is located within a nearby block, offering secure parking or extra storage space. Although the property is currently accessed via steps, there is potential for a ramp to be installed, subject to cost and any necessary permissions.

Properties of this calibre and in such a desirable location rarely come to the open market, therefore early viewing is strongly recommended to fully appreciate all that this home has to offer.

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LOCATION

Shincliffe Village, a charming and historic village just south of Durham City, offers a peaceful and picturesque setting with a strong sense of community, appealing to those looking for a quieter lifestyle within easy reach of urban amenities.

The village features a selection of local attractions, including a traditional pub, a quaint village hall, and scenic walking paths along the River Wear, which runs nearby. Residents enjoy a serene environment complemented by nearby green spaces, such as the beautiful Durham Botanic Garden and Shincliffe's own woodland paths, ideal for nature lovers.

While it has a tranquil rural feel, Shincliffe is just a short drive or bus journey to Durham City, where a full range of shops, restaurants, and cultural attractions are available. Excellent schooling options are also nearby, adding to its appeal for families. Transport links are convenient, with easy access to the A177 and A1(M), as well as Durham's train station offering rail connections to major cities. Shincliffe's unique blend of village charm, local amenities, and close proximity to Durham makes it a desirable choice for buyers seeking a balanced lifestyle with both countryside and city benefits

Agents Notes

Council Tax: Durham County Council, Band E - Approx. £3118p.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 combination boiler
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.
Accessibility/Adaptations – Property has been fully refurbished. The property is raised up and accessed via steps which should be taken into consideration by a buyer. There is potential for a access ramp to be added, but this is by separate negotiation.
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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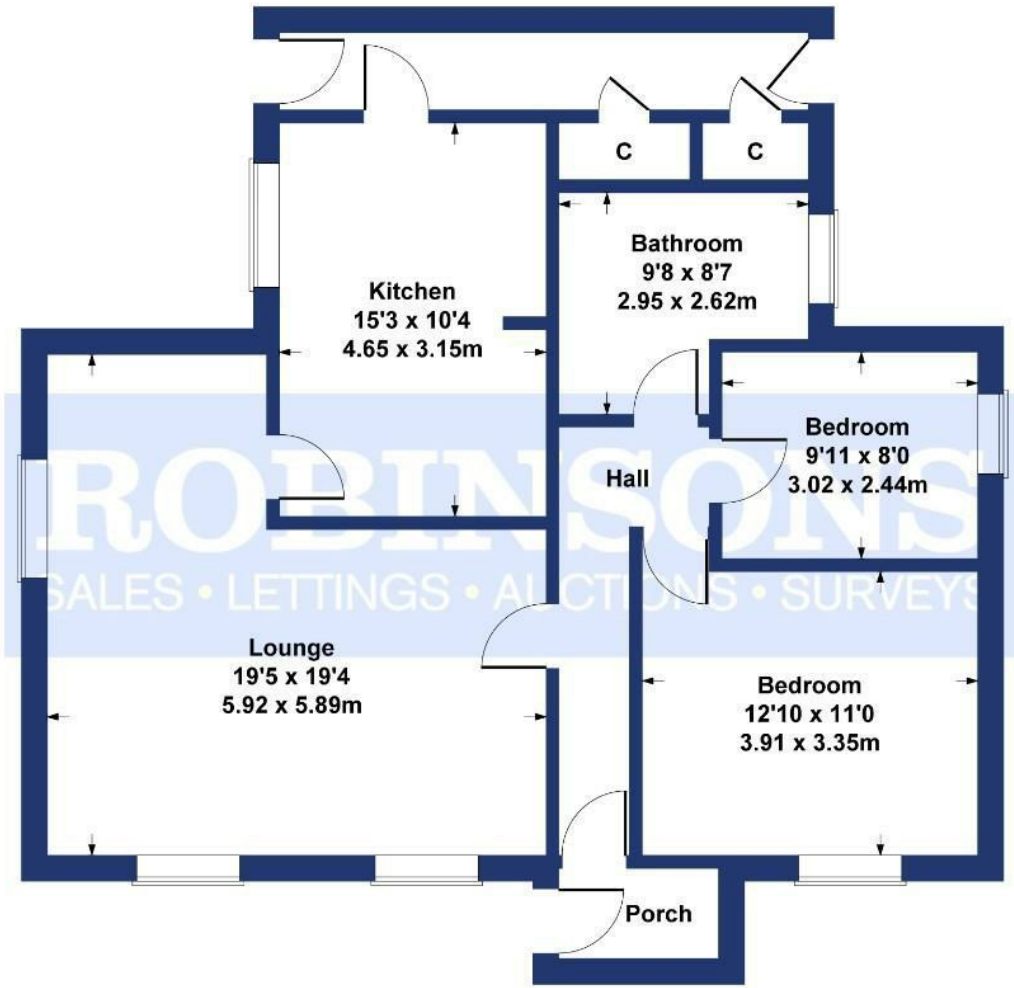
St Marys Drive

Approximate Gross Internal Area
981 sq ft - 91 sq m



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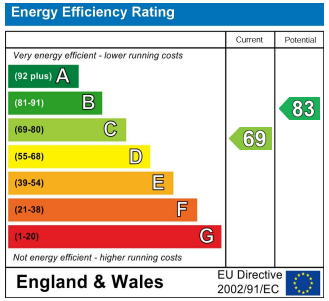

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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