

Hornbeam Close, Gilesgate, DH1 1EN
4 Bed - House - Detached
Offers Over £285,000

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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.














Every
Love Story
is beautiful
but ours is my favorite









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.

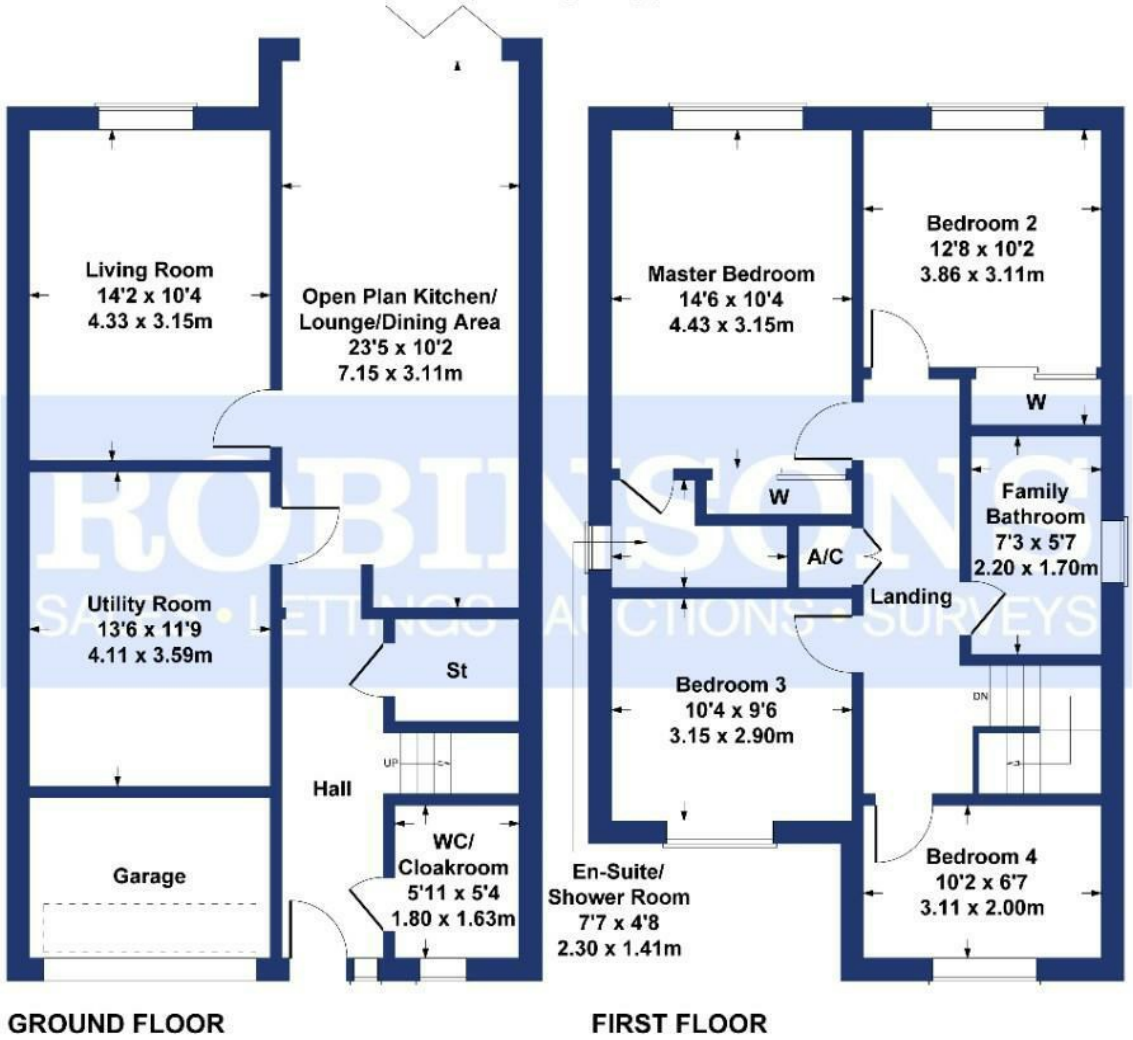
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser 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)

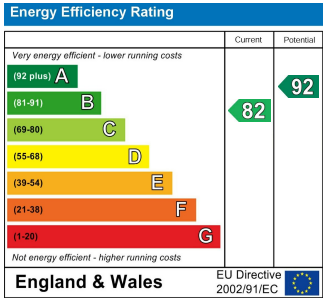


GROUND FLOOR **FIRST FLOOR**

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. 2025



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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