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Smithfield, Pity Me, DH1 5PP
4 Bed - House - Detached
O.I.R.O £485,000

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Smithfield

Pity Me, DH1 5PP

Stunning Detached Home ** Generous Plot With Southerly Rear Aspect ** Lovely Gardens, Ample Parking & Double Detached Garage ** Popular & Convenient Location ** Exclusive Development ** Remodelled & Upgraded Throughout ** Must Be Viewed

This outstanding family residence offers beautifully presented and versatile accommodation, ideal for modern family living. A welcoming entrance hallway provides access to the principal reception rooms and staircase to the first floor.

The spacious lounge enjoys French doors opening onto the rear garden and is enhanced by a charming log burner. A second reception room offers flexibility as a dining room, snug, playroom, or home office, while a cloakroom/WC and intruder alarm system add further practicality.

At the heart of the home is the impressive open-plan living kitchen and dining area, featuring quality fitted units, integrated appliances, a boiling water tap, generous dining and seating space, and direct access to the rear garden. A separate utility room completes the ground floor.

To the first floor are four well-proportioned bedrooms, including a luxurious principal suite with en-suite shower room/WC and walk-in wardrobe. A contemporary family bathroom/WC serves the remaining bedrooms.

Occupying a superb position at the head of a quiet cul-de-sac, the property stands on a generous plot with attractive gardens to the front and rear. A substantial driveway provides ample off-road parking and leads to a detached double garage with a partially boarded loft space and ladder access. The property also benefits from an electric vehicle charging point and a partially boarded, lit loft with ladder access, providing excellent additional storage.

The beautifully maintained rear garden enjoys a desirable southerly aspect, with lawned areas, stocked borders, and patio seating spaces ideal for relaxing or entertaining. Combining quality finishes, practical features, and an enviable location, this exceptional home is sure to impress.





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LOCATION

Smithfield is a modern and highly sought-after residential development, ideally positioned to take advantage of an excellent range of local shops, schools, and everyday amenities available within nearby Pity Me. Further facilities can be found in Framwellgate Moor, while the popular Arnison Retail Park offers a wide selection of major retailers, supermarkets, restaurants, cafés, and leisure outlets.

The development lies within easy reach of the historic Durham City Centre, renowned for its extensive shopping, dining, and recreational facilities, together with its famous cathedral and university. Residents can enjoy the perfect balance of suburban living whilst remaining conveniently close to the vibrant city atmosphere.

For commuters, Smithfield is exceptionally well placed, situated just off the A167 Highway and providing excellent road links to Durham City, Newcastle, Sunderland, Gateshead, and the wider North East region. The A1(M) is also easily accessible, making it an ideal location for those travelling throughout the region for work or leisure.

Agents Notes

Council Tax: Durham County Council, Band F - Approx. £3788 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 – 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 – Floor plan slightly altered.

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

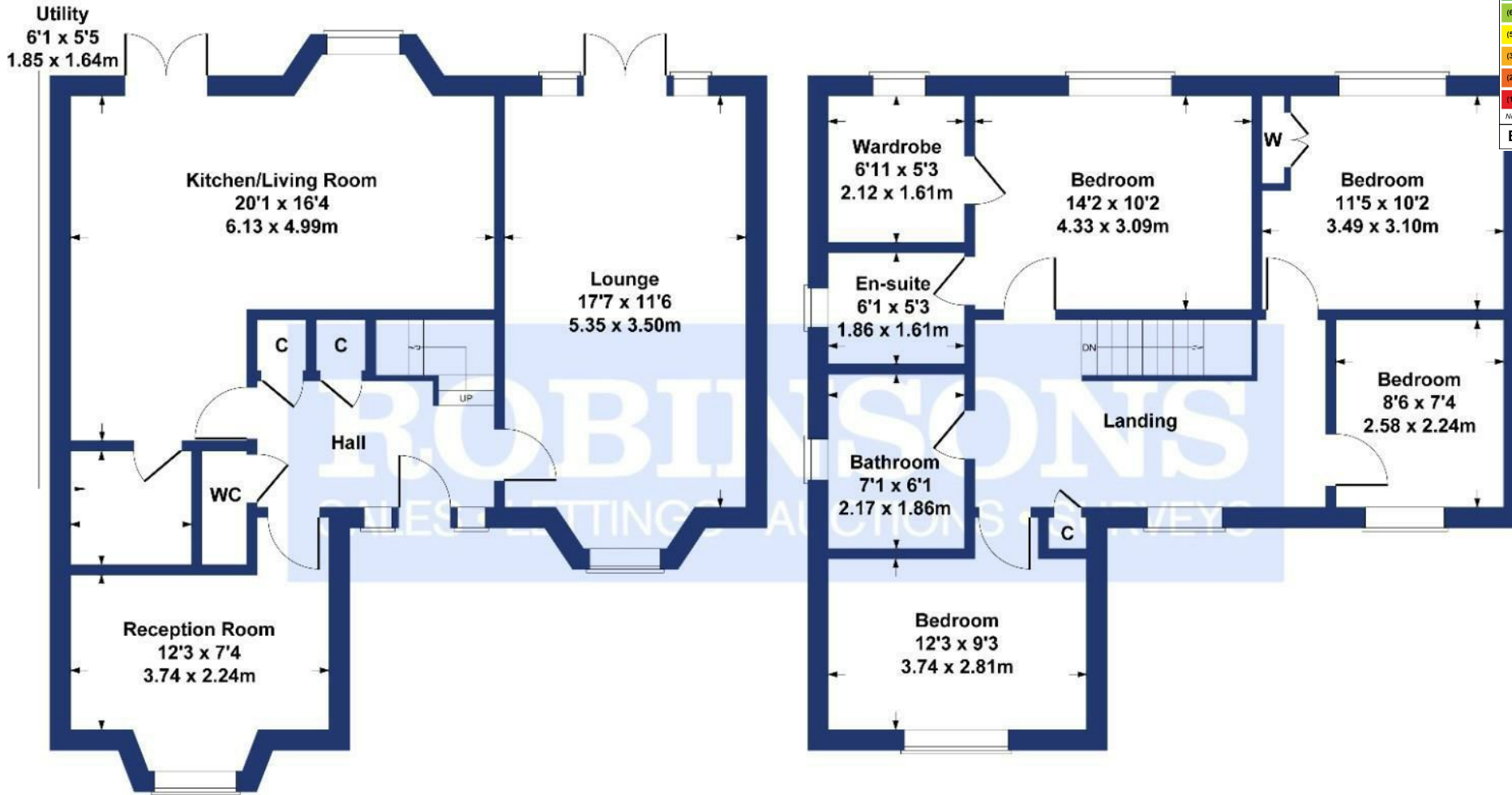
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from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



Smithfield

Approximate Gross Internal Area
1539 sq ft - 143 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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		72	79
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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1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

