

Littlewood Close, Browney, DH7 8LP
3 Bed - House - Semi-Detached
O.I.R.O £200,000

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Littlewood Close
Browney, DH7 8LP

** Contemporary Luxury Living ** Outskirts of Durham ** No Chain ** Landscaped Garden ** Double Driveway ** Bi-Fold Doors to Garden ** Early Viewing Advised **

Situated in the sought-after village of Browney on the outskirts of Durham City, this beautifully presented three-bedroom home offers stylish modern living, quality finishes, and excellent access to local amenities and major road links.

The welcoming entrance leads to a stunning open-plan living space, featuring a Milan-inspired kitchen with a range of integrated appliances, flowing seamlessly into the dining and lounge areas. Porcelain tiled flooring extends throughout the ground floor, while impressive bi-fold doors open onto the landscaped rear garden, creating the perfect space for both everyday living and entertaining. A cloakroom/WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and a contemporary en-suite shower room. A modern family bathroom fitted with a white suite serves the remaining bedrooms.

Externally, the landscaped rear garden enjoys lawn and patio areas together with side-gated access, whilst a double driveway provides off-street parking for two vehicles. Further benefits include double glazing and gas central heating.

Combining contemporary design, quality finishes and a desirable village location, this impressive home is ideal for a range of buyers seeking modern living close to Durham City.








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LOCATION

Browney is a charming village situated just a few miles south-west of Durham City, offering an ideal blend of peaceful village living and everyday convenience. With a strong sense of community and a welcoming atmosphere, it is a popular choice for a wide range of buyers, from first-time purchasers and growing families to professionals and retirees. The village enjoys excellent transport links, providing easy access to Durham City, major road networks and surrounding business centres, making it particularly appealing to commuters.

Surrounded by attractive countryside and open green spaces, Browney offers a relaxed semi-rural lifestyle while remaining close to a wide range of amenities. Residents benefit from nearby schools, local shops, leisure facilities and recreational opportunities, with Durham City's extensive shopping, dining and cultural attractions just a short drive away. Combining a convenient location, community spirit and picturesque surroundings, Browney continues to be a sought-after village for those looking to enjoy the best of both countryside living and city accessibility.

Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331 p.a
Tenure: Freehold
Estate Management Charge – approx. £110pa
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 – NA
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 – No
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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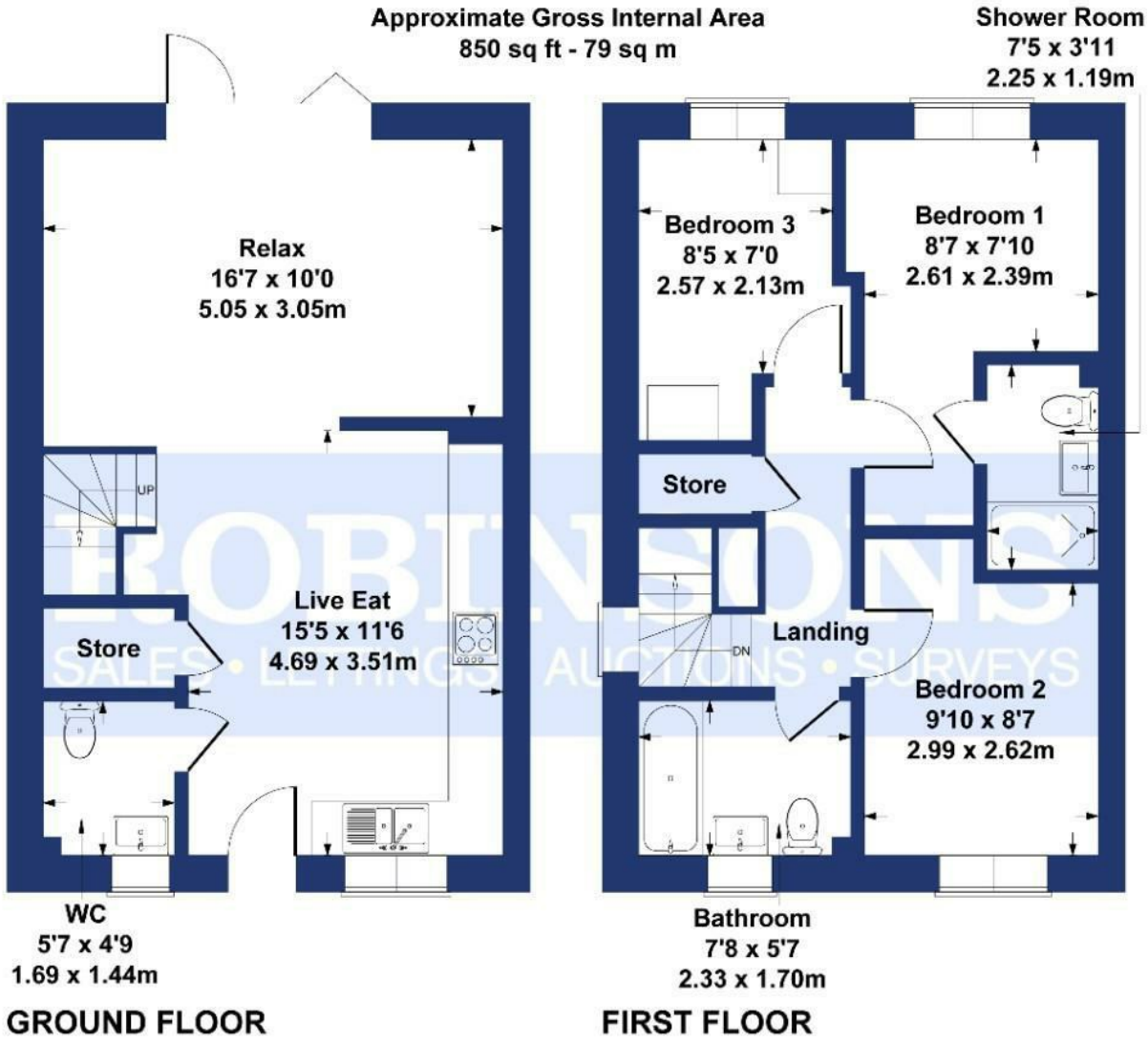

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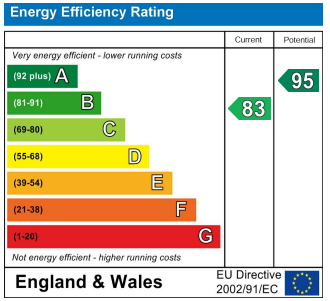

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Approximate Gross Internal Area
850 sq ft - 79 sq m



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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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

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