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Swinside Drive, Carrville, DH1 1AF
3 Bed - House - Semi-Detached
O.I.R.O £225,000

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Swinside Drive Carrville, DH1 1AF

Stunning Semi Detached Home ** Extended Floor Plan ** Well Presented & Spacious ** Parking & Gardens ** Must Be Viewed **

Occupying a pleasant position within a highly regarded and sought-after residential area, this stunning and thoughtfully extended three-bedroom semi-detached home offers beautifully presented accommodation, superb landscaped gardens, a driveway and garage with remote-controlled roller door.

Ideally placed for a range of local amenities and excellent road links, the property combines an enviable setting with stylish and versatile living space.

An entrance porch opens into an inviting hallway, leading to a comfortable through lounge and dining room – an elegant yet welcoming space for relaxing and entertaining. French doors open directly onto a secluded patio area, providing a wonderful connection with the gardens.

A particular feature of the home is the fabulous fitted kitchen and breakfast room. Beautifully appointed with an extensive range of units and integral appliances, it also incorporates a delightful breakfast area overlooking the rear garden. Patio doors open onto the landscaped garden and patio, creating the perfect setting for outdoor dining and entertaining.

Further ground-floor accommodation includes a useful utility room, cloakroom/WC and convenient internal access to the garage.

To the first floor are three well-proportioned bedrooms together with a stylish modern shower room/WC.

Externally, the beautifully maintained and landscaped gardens provide an attractive backdrop to the home, with the secluded rear garden and patio offering an excellent degree of privacy. A driveway provides off-road parking and leads to the garage.

A truly impressive home combining generous accommodation, beautiful gardens and a desirable location. Early viewing is highly recommended.











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Agent Notes

Council Tax: Durham County Council, Band C - Approx. £2331p.a

Tenure: Freehold

Estate Management Charge – No

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.

Selective licencing area – No

Probate – 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.

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



Swinside Drive

Approximate Gross Internal Area
1367 sq ft - 127 sq m



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		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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