

Braunespath Estate, New Brancepeth, DH7 7JQ
3 Bed - House - Semi-Detached
£100,000

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Braunespath Estate
New Brancepeth, DH7 7JQ

* NO CHAIN * VERY LARGE CORNER PLOT * GARDENS TO THREE SIDES * CONSERVATORY * SPACIOUS ACCOMMODATION * POPULAR VILLAGE LOCATION *

Offered for sale with no onward chain is this spacious home occupying a particularly generous corner plot within the village of New Brancepeth. Benefitting from gardens to three sides and excellent outdoor space, the property should appeal to a variety of buyers seeking a home with potential and a larger than average plot.

The floorplan comprises an entrance hallway, comfortable lounge, conservatory and kitchen. To the first floor there are three bedrooms and a bathroom.

Externally, the property stands on a very large corner plot with gardens extending to three sides, creating excellent outside space with potential for families, keen gardeners or those simply looking for more room than is typically available.

New Brancepeth is a village situated on the outskirts of Durham City, offering a pleasant semi-rural feel whilst remaining conveniently placed for everyday living. The village is well positioned for access to nearby Langley Moor and Durham City centre, where there is a wide range of shops, supermarkets, restaurants and leisure facilities.

Excellent road links via the A690 and nearby A1(M) make commuting straightforward to Durham, Newcastle, Sunderland and surrounding areas. The area is also surrounded by attractive countryside and walking routes, adding to the appeal for buyers seeking a balance between convenience and outdoor surroundings.























GROUND FLOOR

Hallway

Lounge
17'0" x 10'2" (5.2 x 3.1)

Conservatory
10'9" x 9'10" (3.3 x 3)

Kitchen
12'5" x 10'2" (3.8 x 3.1)

FIRST FLOOR

Landing

Bedroom
12'1" x 8'2" (3.7 x 2.5)

Bedroom
10'5" x 7'10" (3.2 x 2.4)

Bedroom
8'10" x 7'10" (2.7 x 2.4)

Bathroom
7'6" x 4'11" (2.3 x 1.5)

AGENT'S NOTES
Council Tax: Durham County Council, Band A - Approx £1748pa
Tenure: Freehold

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

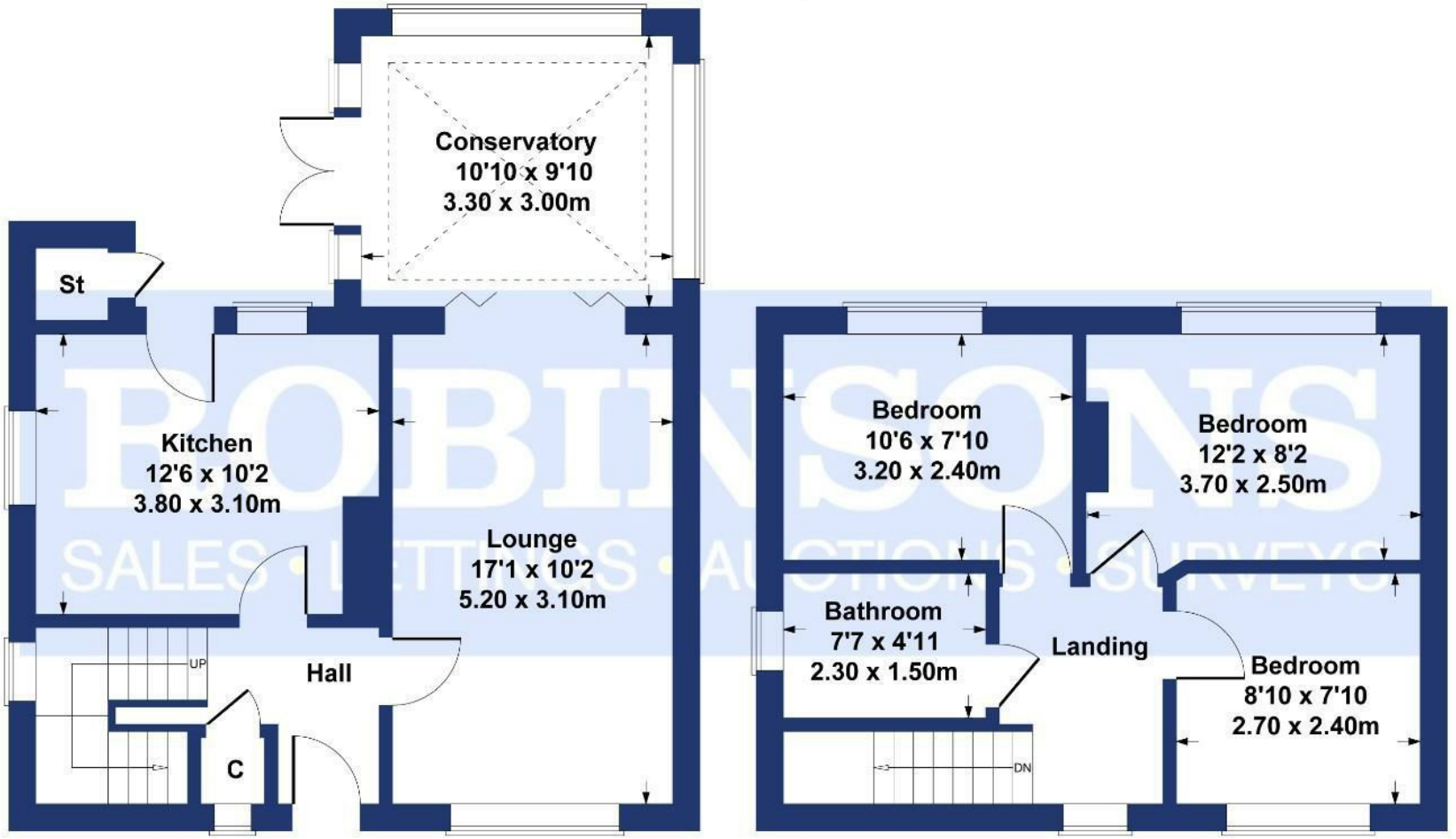
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Probate – N/A
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 – Conservatory
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.

Braunspath Estate

Approximate Gross Internal Area
915 sq ft - 85 sq m

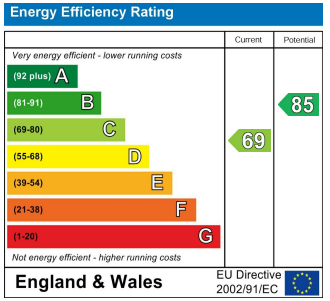


GROUND FLOOR **FIRST FLOOR**

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



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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