Scripton Gill, Brandon, DH7 8BH
3 Bed - House - Semi-Detached
O.I.R.O £240,000

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Scripton Gill
Brandon, DH7 8BH

* GREATLY EXTENDED * WELL PRESENTED AND MAINTAINED * EXCELLENT SIZED ROOMS * LARGE PRIVATE REAR GARDEN * SUMMER HOUSE * GARAGE WITH ELECTRIC DOOR * DRIVEWAY PARKING * PLEASANT OUTLOOK *

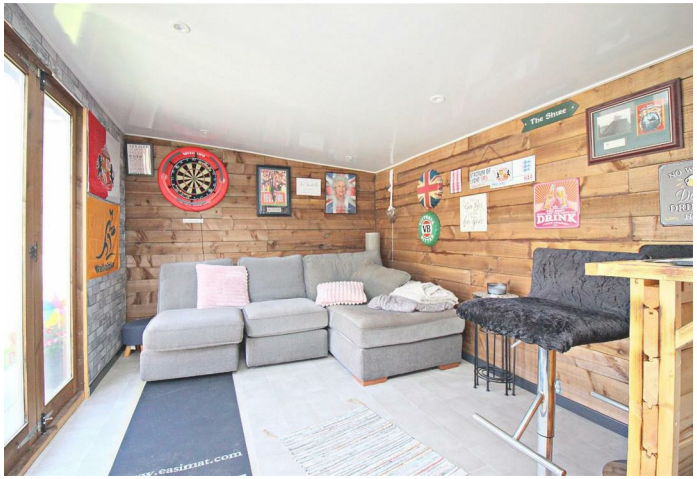
Occupying a pleasant position with an attractive outlook is this exceptional, greatly extended three bedroom semi-detached home. Well presented and maintained throughout, the property offers excellent sized rooms, generous outside space and a versatile layout ideally suited to a variety of buyers, particularly families.

The floorplan comprises an entrance porch leading into a welcoming hallway, spacious and inviting lounge, dining area with French doors opening directly onto the rear garden, a fitted kitchen with internal access to the integral garage, and a downstairs WC. To the first floor there are three good sized bedrooms, ample storage and a family bathroom benefitting from both a bath and separate walk-in shower cubicle.

Externally, there is a garden to the front together with a driveway providing off-street parking and access to the integral garage, which benefits from an electric door. The large enclosed rear garden is a particular feature of the property, offering an excellent degree of privacy with generous lawned and patio areas together with a summer house, creating a fantastic space for relaxing, entertaining and family enjoyment.

Scripton Gill is situated within the popular village of Brandon, a well-established residential location on the outskirts of Durham City. The village offers a good range of local shops, supermarkets, schools and everyday amenities, while Durham City centre is only a short drive away with its extensive shopping, dining and leisure facilities.

The area is particularly convenient for commuters, with good road links providing straightforward access to Durham, the A690, A1(M), Bishop Auckland and surrounding areas. Nearby countryside and walking routes further enhance the appeal of this popular and convenient location.



GROUND FLOOR

Porch

Hallway

Lounge
13'9" x 12'1" (4.2 x 3.7)

Dining Room
15'8" x 10'2" (4.8 x 3.1)

Kitchen
22'11" x 6'10" (7 x 2.1)

Downstairs WC
3'11" x 2'11" (1.2 x 0.9)

Garage
18'4" x 7'2" (5.6 x 2.2)

FIRST FLOOR

Landing

Bedroom
15'8" x 10'9" (4.8 x 3.3)

Bedroom
18'4" x 6'10" (5.6 x 2.1)

Bedroom
9'6" x 9'2" (2.9 x 2.8)

Bathroom
14'1" x 6'2" (4.3 x 1.9)

EXTERNALLY

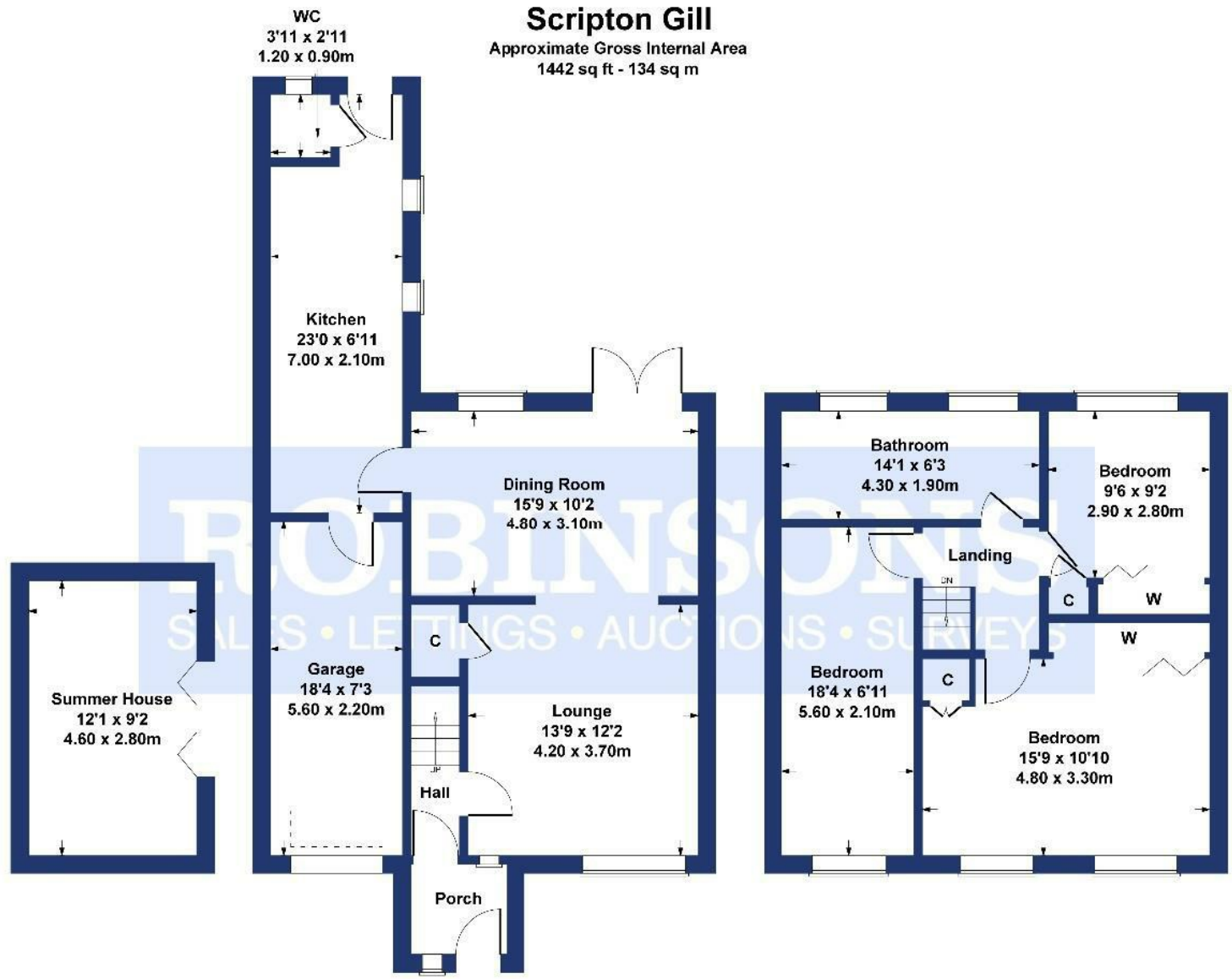
Summer House
15'1" x 9'2" (4.6 x 2.8)

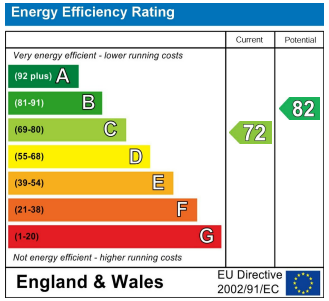
AGENT'S NOTES
Council Tax: Durham County Council, Band B - Approx £2039pa
Tenure: Freehold
Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.
Gas Supply – Mains
Electricity 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 recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Selective Licensing Area – No
Probate – Not applicable
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Accessibility/Adaptations – extended and altered floorplan.
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.

HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an 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.

Scripton Gill

Approximate Gross Internal Area
1442 sq ft - 134 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

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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