Dene Drive, Carrville, DH1 1BA
2 Bed - House - Semi-Detached
O.I.R.O £145,000

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Dene Drive
Carrville, DH1 1BA

Ideal Starter or Young Family Home ** Very Popular Location ** Access to Major Road Links ** Parking & Gardens ** Boarded Loft Space **

This deceptively spacious home offers well-proportioned accommodation throughout and briefly comprises an entrance porch leading into a comfortable lounge. To the rear is an impressive open-plan kitchen and dining room, fitted with a modern range of wall and base units and complemented by a breakfast bar and ample space for a dining table and chairs. French-style doors provide direct access to the rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor are two well-proportioned bedrooms together with an attractive family bathroom/WC, fitted with a modern white suite incorporating an over-bath shower.

Externally, the property enjoys a pleasant open aspect to the front with views across a green, together with a spacious driveway providing off-street parking for multiple vehicles. To the rear is an enclosed garden featuring a patio area and useful garden shed, providing a private and practical outdoor space.

Carrville is a popular and well-established residential area situated just a few miles from Durham City Centre. The location offers convenient access to a range of local amenities, schools and transport links, while the nearby A690 provides excellent road connections to Durham City, Sunderland and the wider North East. The area is particularly well placed for those looking to combine convenient access to the city with a more residential setting.

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LOCATION

Carrville, situated just to the east of Durham, is a popular residential area offering a practical and well-connected setting for a range of buyers. The location benefits from a good selection of everyday amenities, including local shops and services, with a wider choice of supermarkets, eateries and leisure facilities available in nearby Belmont green spaces, making it particularly appealing for families and professionals alike.

In terms of connectivity, Carrville is especially well positioned for commuters, with immediate access to the A1(M) providing direct routes north and south. This makes travel to major regional centres straightforward and efficient. The area is also well served by regular bus routes, offering convenient links into Durham and surrounding towns, while a nearby park and ride facility provides an easy option for accessing the city centre without the need to drive in. Overall, Carrville combines accessible amenities with excellent transport links, making it a highly convenient and desirable location for prospective buyers.

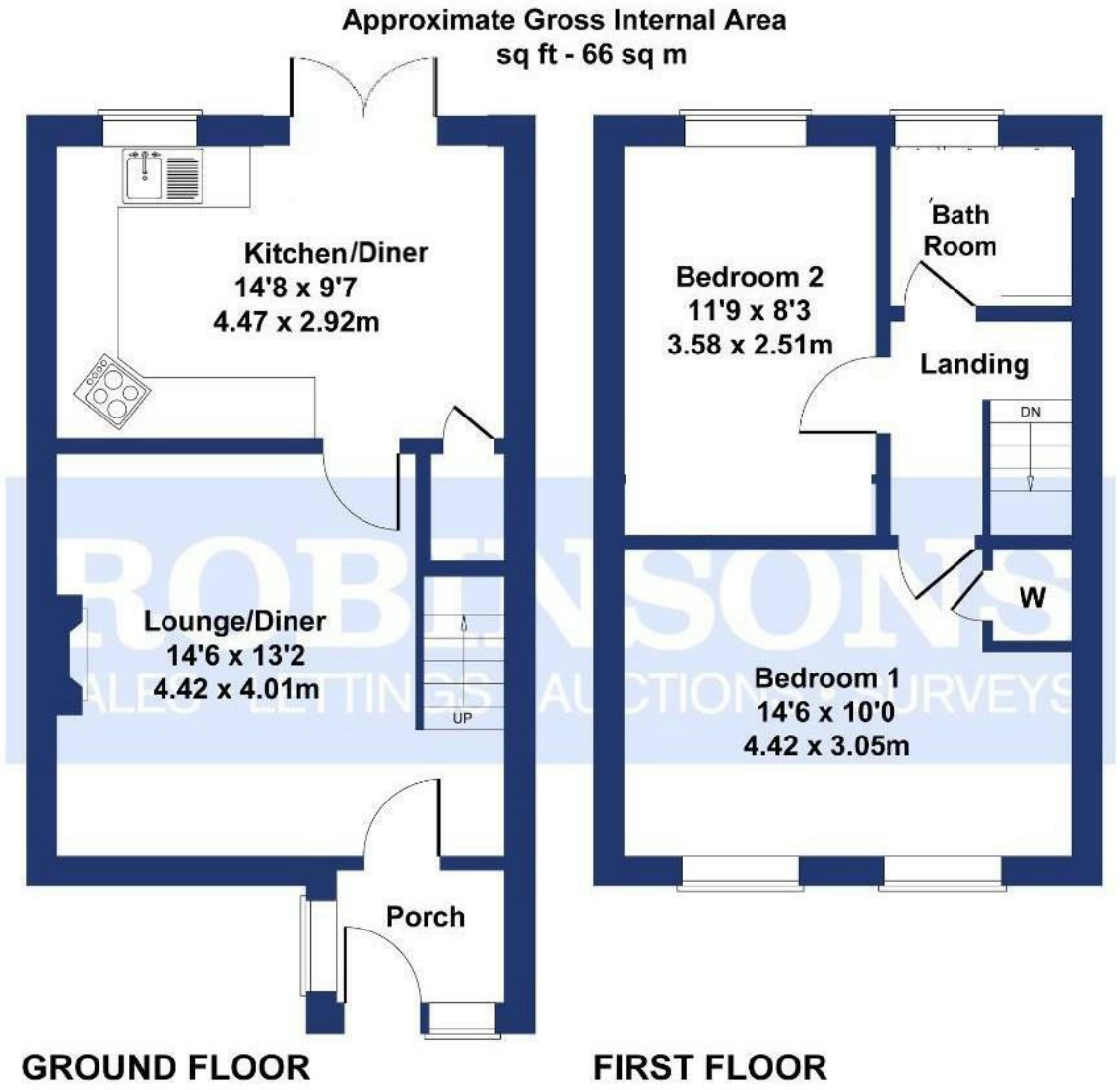
Agents Notes

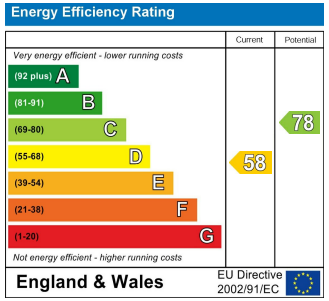
Council Tax: Durham County Council, Band B - Approx. £2039 p.a
Tenure: Freehold
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
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 – 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
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 – Loft boarded and windows added
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.





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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