



## Hill Meadows

High Shincliffe, Durham DH1 2PE

- EXTENDED 3 BEDROOM SEMI-DETACHED HOME
- L-SHAPED LOUNGE AND SEPARATE DINING ROOM
  - LARGE, MATURE REAR GARDEN
  - GAS COMBI BOILER (APPROX. 2 YEARS OLD)
- EXCELLENT ACCESS TO DURHAM CITY, A177 & A1(M)
- HIGHLY SOUGHT-AFTER HIGH SHINCLIFFE LOCATION
  - SHAKER-STYLE KITCHEN WITH UTILITY ROOM
  - BLOCK PAVED DRIVEWAY AND DETACHED GARAGE
  - UPVC DOUBLE GLAZING THROUGHOUT
  - AVAILABLE WITH NO ONWARD CHAIN

Asking Price £300,000

## Council Tax Band: D EPC Rating: D

### FULL DESCRIPTION

Prominently positioned in the highly desirable village of High Shindcliffe, this extended semi detached home offers spacious living accommodation, a superb rear garden and excellent access to Durham City and surrounding transport links.

Accessed via a side entrance porch, the property opens into a hallway with a cloakroom/WC. The ground floor features an L-shaped lounge and a separate dining room within the rear extension, complete with a bay window overlooking the garden. The shaker-style kitchen provides a range of wall and floor units with some integrated appliances, complemented by a useful utility room and rear entrance lobby offering direct access to the garden.

Stairs from the hallway lead to the first floor landing, which includes a built-in storage cupboard and loft access. The first floor provides three well proportioned bedrooms: a generous main double bedroom with fitted furniture, a second double bedroom, and a versatile third bedroom suitable for a child, home office or dressing room. These are served by a family bathroom fitted with both a bath and an electric shower.

Externally, the property enjoys a block paved driveway and laid lawn, while the rear garden is particularly large, mature and well-established making this a standout feature of the home. A detached garage is accessed from the rear.

The property benefits from gas central heating via a combi boiler installed approximately two years ago, along with UPVC double glazing throughout. Additionally the main roof to the property was replaced in June 2026,, with the flat roof over the utility and extension roof being replaced within the past 5 years.

Available with no onward chain, this is an excellent opportunity in one of Durham's most sought-after village locations. Internal inspection is essential.

### AREA INFORMATION

High Shindcliffe is one of Durham's most desirable residential villages, offering a peaceful, well kept environment just south of Durham City. The area is known for its strong community feel, attractive streets and easy access to countryside walking routes, including riverside paths and woodland trails.

Local amenities include a popular village pub, nearby cafés and shops in neighbouring Shindcliffe and Bowburn, and quick access to Durham's wider retail, leisure and cultural facilities. Families benefit from proximity to well-regarded schools and excellent transport connections.

High Shindcliffe provides superb road links, with the A177 offering a direct route into Durham City Centre and the A1(M) only minutes away, connecting to Newcastle, Darlington and the wider region. Durham University, the Railway Station and the historic City Centre are all easily accessible, making the location ideal for commuters, professionals and families alike.

### ENTRANCE PORCH

Tiled flooring, built-in storage cupboard and UPVC entrance door leading to the hallway.

### HALLWAY

Radiator and stairs to the first floor landing.

### CLOAKROOM/WC

Close coupled wc, pedestal wash hand basin and fully tiled walls and flooring.

### LOUNGE

20'0" x 14'0" max size

L shaped with laminate flooring, two double radiators, coved ceiling and UPVC double glazed sliding patio doors to the garden.

### DINING ROOM

14'0 x 9'5

Feature bay window, two radiators and clad ceiling with inset lighting.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.