Hawthorn Close, Kimblesworth, DH2 3QG
3 Bed - House - Semi-Detached
£129,950

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Hawthorn Close
Kimblesworth, DH2 3QG

* NO ONWARD CHAIN * RARELY AVAILABLE * LARGE PRIVATE REAR GARDEN * CUL DE SAC POSITION * DRIVEWAY PARKING * DOWNSTAIRS SHOWER ROOM / WC *

Offered for sale with no onward chain is this rarely available home occupying a pleasant cul de sac position within Kimblesworth. Offering spacious accommodation throughout along with a large private rear garden, the property should appeal to a variety of buyers.

The floorplan comprises an entrance lobby, downstairs shower room/WC, large inviting lounge and a spacious kitchen / dining room providing excellent everyday living space. To the first floor there are three good sized bedrooms and a bathroom.

Externally, the property benefits from a driveway to the front providing off-street parking. To the rear is a large enclosed garden which enjoys a good degree of privacy and is not directly overlooked, creating an ideal space for families, outdoor entertaining or relaxing.

Hawthorn Close is situated within the popular village of Kimblesworth, a location offering a pleasant balance of village surroundings whilst remaining conveniently positioned for access to nearby amenities. Durham City is only a short drive away and provides a wider range of shopping, leisure and recreational facilities, while the A1(M), A167 and surrounding road links make commuting to Durham, Newcastle and surrounding areas straightforward. The area also benefits from nearby countryside walks and open green spaces, further adding to the appeal.

ONE PERSON

GROUND FLOOR

Entrance Lobby

WC / Shower Room
5'10" x 4'11" (1.8 x 1.5)

Lounge
18'4" x 11'5" (5.6 x 3.5)

Kitchen / Dining
13'9" x 13'1" (4.2 x 4)

FIRST FLOOR

Landing

Bedroom
12'1" x 11'1" (3.7 x 3.4)

Bedroom
11'5" x 10'2" (3.5 x 3.1)

Bedroom
9'2" x 7'2" (2.8 x 2.2)

Bathroom
6'6" x 5'6" (2 x 1.7)

AGENT'S NOTES
Council Tax: Durham County Council, Band A
Tenure: Freehold
EPC- D

Property Construction – Understood to be 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

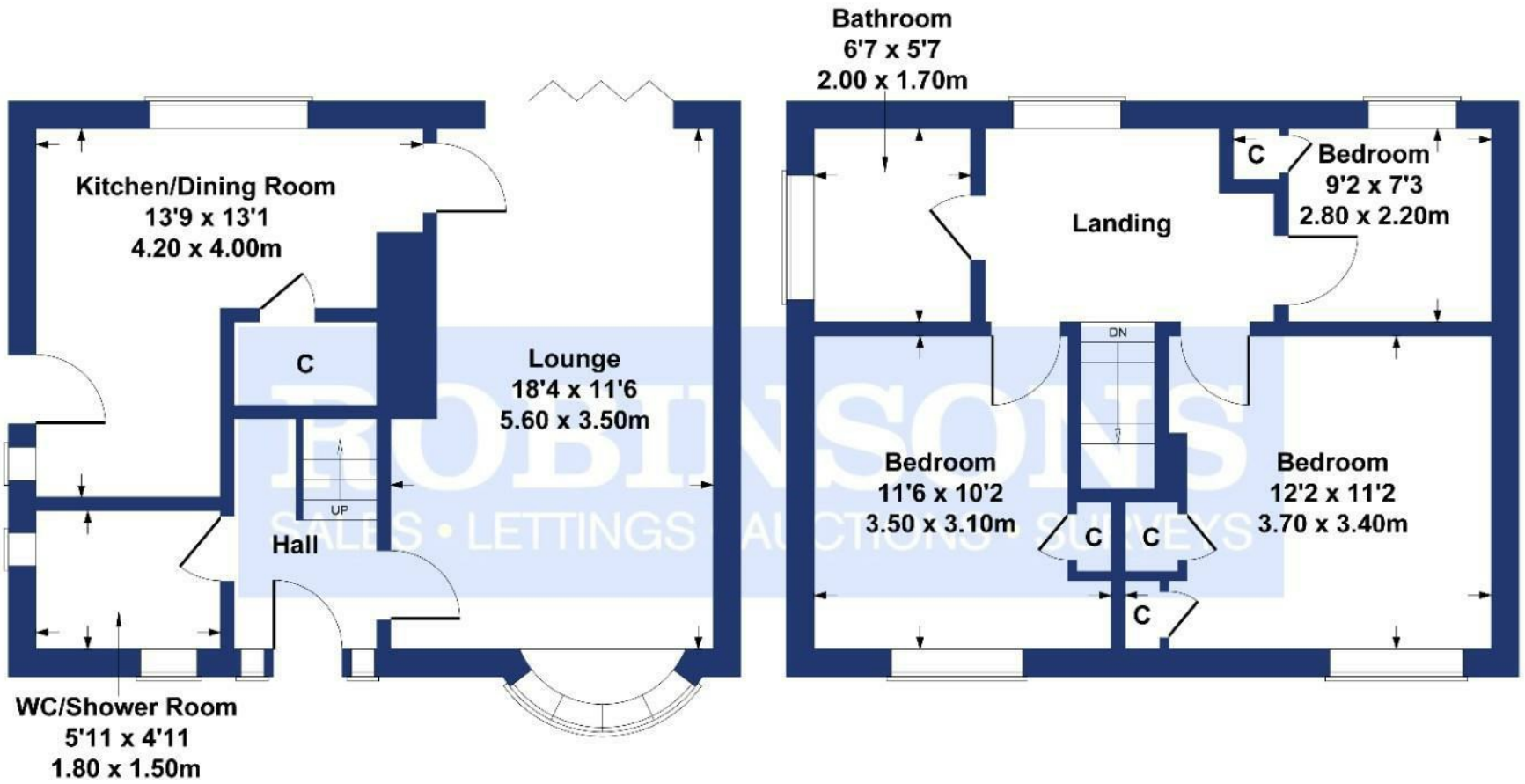
Building Safety – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – no
Probate – being applied for
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 – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – none known
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.

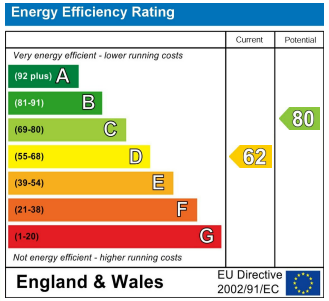
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Hawthorn Close

Approximate Gross Internal Area
904 sq ft - 84 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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