



Warley Close, DH3 2BW
3 Bed - House - Semi-Detached
£210,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

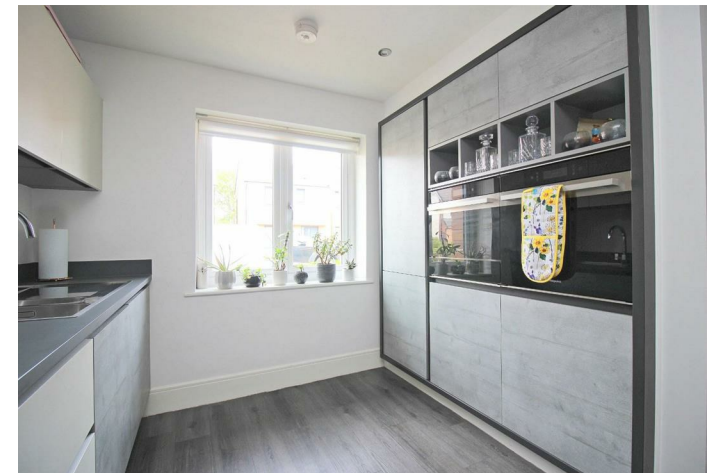
Warley Close , DH3 2BW

This stunning "Kilmington" style semi-detached home, part of the highly regarded Barley Gate development by award-winning Avant Homes, offers a blend of high-calibre design, exceptional finishes, and modern convenience. Ideally situated for commuting across the North East with immediate access to the A1(M) and A167, this home provides a fantastic base for Chester-le-Street, Birtley, Durham City, Gateshead, Team Valley, Newcastle, the Metro Centre, and Sunderland.

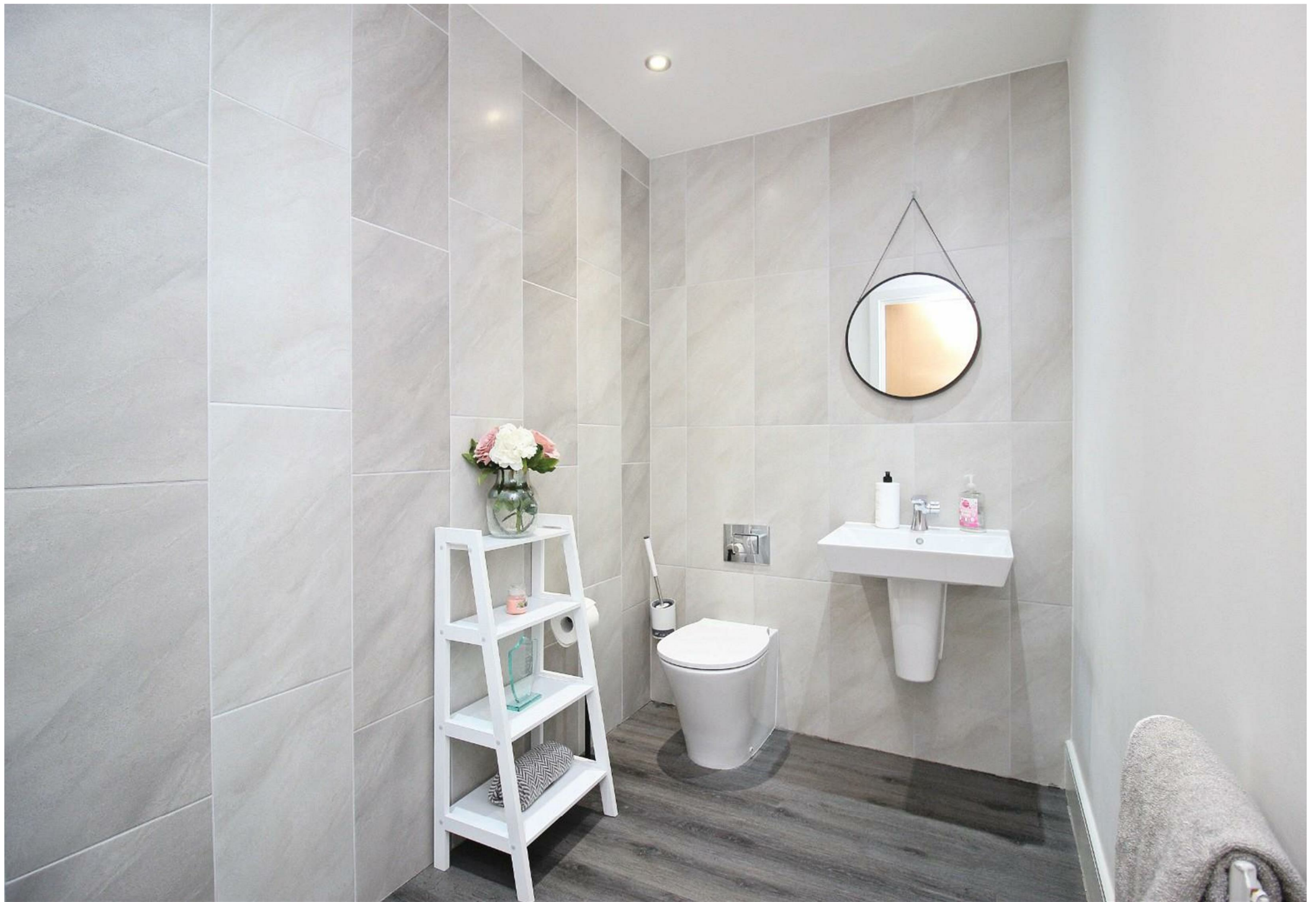
The property occupies a superb south-facing plot, featuring a back garden that captures sunlight throughout the day, and block-paved parking at the front. The 16ft lounge is a standout space, opening onto the garden via folding doors that seamlessly blend indoor and outdoor living while allowing natural light to flood the room. The contemporary kitchen is well-equipped, with attractive high gloss units and integrated appliances, perfect for both everyday use and entertaining. There is also a downstairs WC and utility area.

This home boasts three spacious bedrooms, including a main bedroom with a high-specification en suite, and a modern family bathroom/WC. Practical features continue with a large storage cupboard in the hallway, offering convenient, accessible storage solutions. The property includes energy-efficient uPVC double glazing and Hive zoned heating technology, ensuring climate control and comfort throughout.

Set within Avant Homes' prestigious Barley Gate development, this property provides a top quality home in a prime location, ideal for families or professionals alike. With easy access to local amenities and excellent connections to regional destinations, this home presents a rare opportunity to enjoy a high-specification lifestyle within a sought-after development. Book a viewing today to experience its appeal first-hand!











Entrance

Kitchen/Diner

Utility Area

W.C

Lounge

FIRST FLOOR

Bedroom

En Suite

Bedroom

Bedroom

Bathroom

EXTERNAL

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

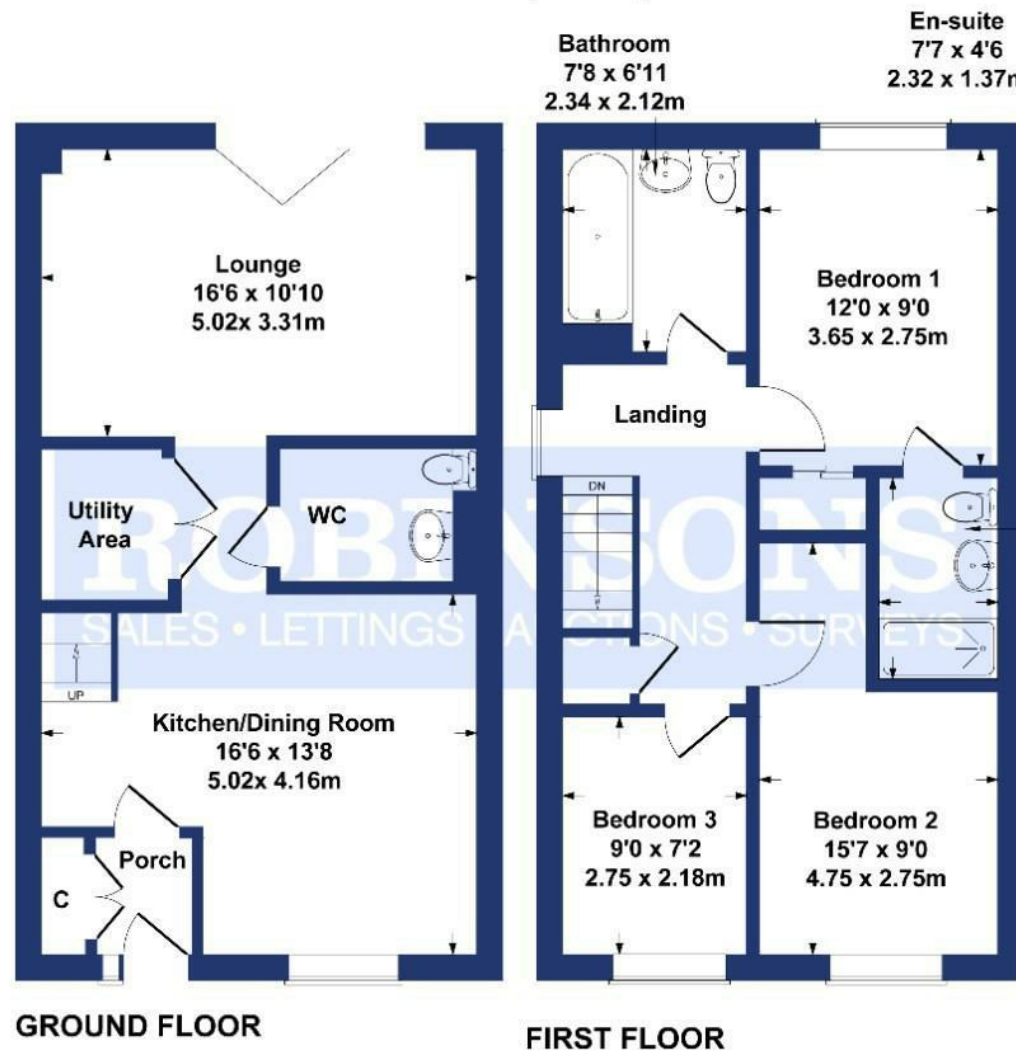
Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

Energy Rating: B

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

Warley Close

Approximate Gross Internal Area
1001 sq ft - 93 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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. 2025

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.

