



Oak Crescent, Kimblesworth, DH2 3QA  
2 Bed - Bungalow - Detached  
£280,000

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# Oak Crescent

## Kimblesworth, DH2 3QA

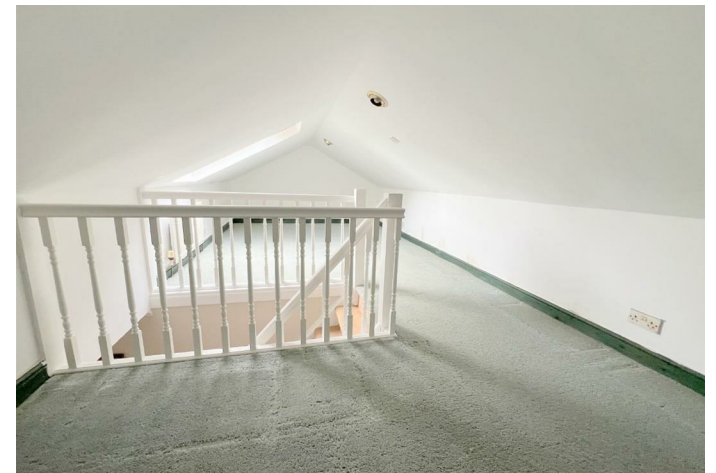
\* NO CHAIN \* COMPLETELY UNIQUE PROPERTY \* LARGE, PRIVATE AND SECRET GARDENS \* EXTENDED \* SEVERAL RECEPTION ROOMS \* RE-FITTED BATHROOM AND EN-SUITE \* DOUBLE DRIVEWAY \* CONVERTED GARAGE \* FLOORED LOFT \*

Rarely do properties like this come to the market – a truly individual detached bungalow tucked away in a quiet position, boasting extensive, maintained gardens that wrap around the home and offer an exceptional level of privacy.

Significantly extended and much improved by the current owners, this home provides generous and flexible living space ideal for a variety of needs. The layout includes an entrance porch leading to a central hallway, an inviting lounge and dining room stretching over 7 metres (22ft) wide, a bright and spacious family room with dual aspect windows and doors, a kitchen, and two well-proportioned bedrooms – one served by a re-fitted bathroom, the other with its own en-suite. There is also a converted garage space offering a further reception room or home office, plus a separate utility room.

Externally, the property sits on a fantastic plot with gardens to the front, side and rear. These well-established gardens are filled with mature planting, creating a tranquil space full of birdlife and character. A double driveway provides ample parking, while additional garden space lies beyond a fenced area, which the vendor informs us is part of the property, leading to a wooded section. There are also paved patio areas ideal for relaxing or entertaining.

Kimbleworth is a small village located just a few miles north of Durham City, making it ideal for those seeking a peaceful rural feel with easy access to amenities. Durham City is around a 10-minute drive away, offering shops, restaurants, rail links and excellent schooling options. The A167 is close by, giving convenient road access to Chester-le-Street, Newcastle and the wider region. There are also regular bus services and plenty of green space, including woodland walks and countryside nearby.













#### Porch

#### Hallway

#### Family Room

22'3" x 13'5" (6.8 x 4.1)

#### Kitchen

14'5" x 8'10" (4.4 x 2.7)

#### Lounge / Dining

23'11" x 14'5" (7.3 x 4.4)

#### Bedroom

11'9" x 11'1" (3.6 x 3.4)

#### Bathroom

7'10" x 5'6" (2.4 x 1.7)

#### Bedroom

12'5" x 11'9" (3.8 x 3.6)

#### En-Suite

8'2" x 4'11" (2.5 x 1.5)

#### Reception Room

18'4" x 10'5" (5.6 x 3.2)

#### Utility

10'2" x 5'6" (3.1 x 1.7)

#### Loft Space

23'7" x 10'2" (7.2 x 3.1)

#### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Please check with your network supplier

Tenure: Freehold

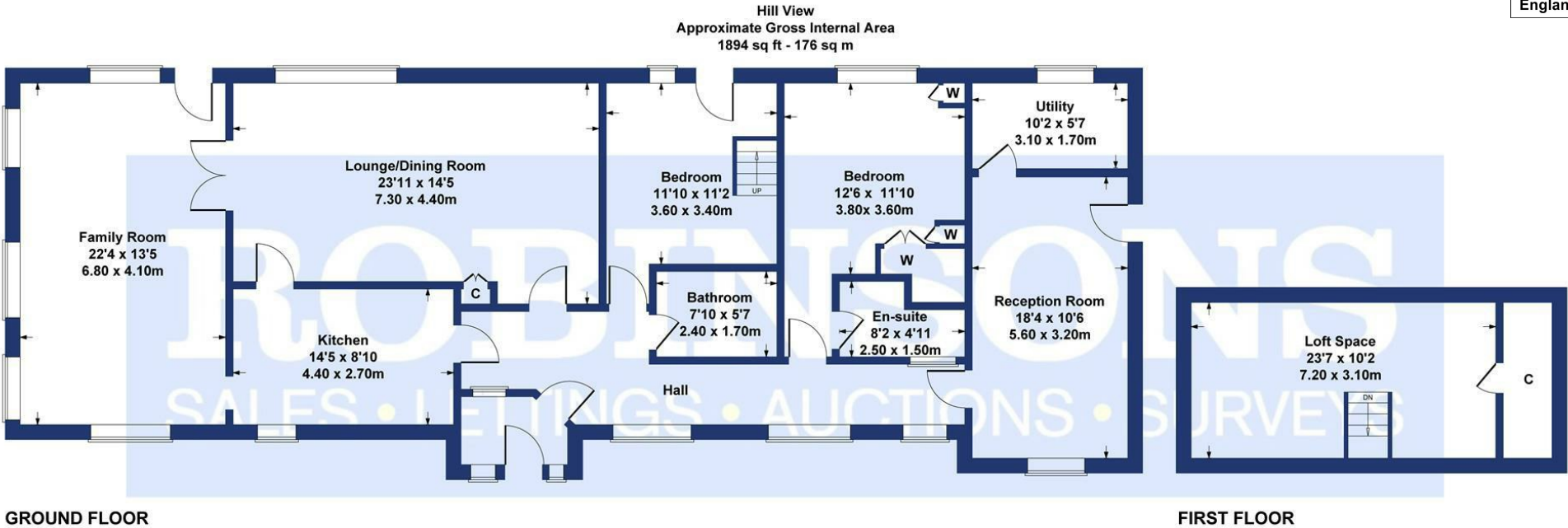
Council Tax: Durham County Council, Band C - Approx. £2,268 p.a

Energy Rating: TBC

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.



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



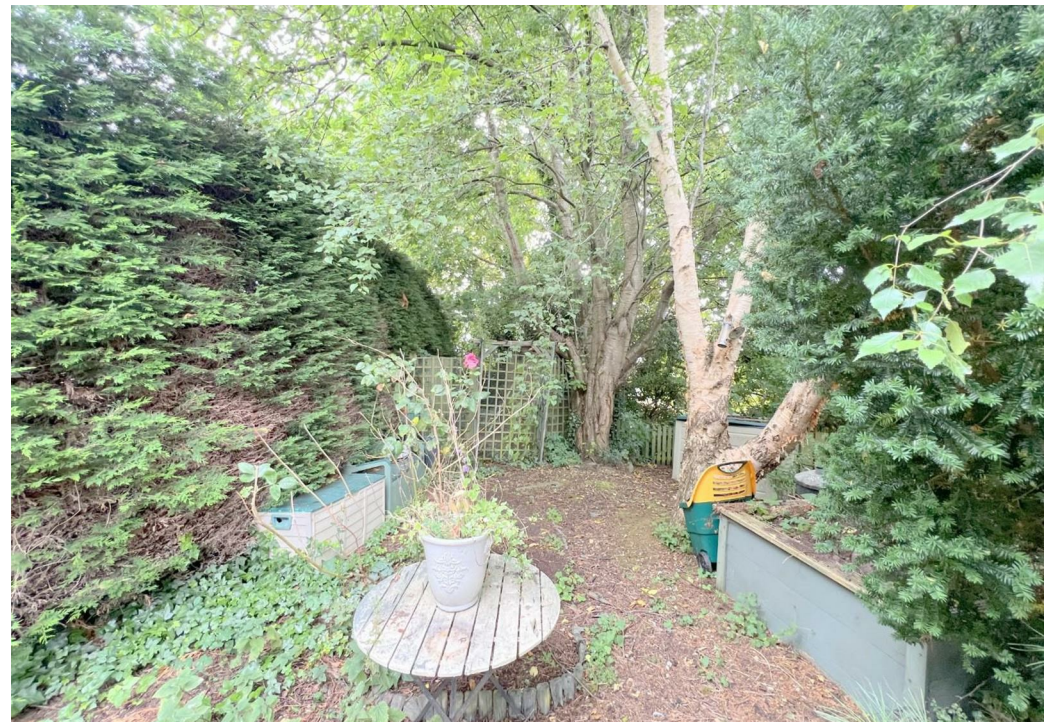
**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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









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