Salisbury Close, Great Lumley, DH3 4LQ
4 Bed - House - Semi-Detached
£239,000

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Salisbury Close
Great Lumley, DH3 4LQ

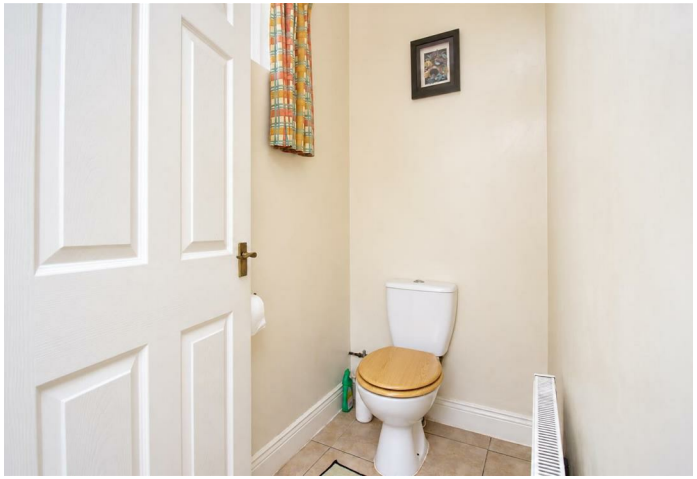
* GREATLY EXTENDED * FOUR DOUBLE BEDROOMS * ADDITIONAL LAND TO SIDE * GENEROUS REAR GARDEN * GARAGE AND DRIVEWAY * LARGE LOUNGE AND DINING AREA * CUL DE SAC POSITION * SOUGHT AFTER VILLAGE *

Occupying a pleasant cul de sac position within the traditionally sought-after village of Great Lumley is this greatly extended four double bedroom home. Offering particularly spacious accommodation, a large rear garden and an additional piece of land to the side, the property provides an excellent opportunity for families and those requiring generous indoor and outdoor space.

The floorplan comprises an entrance hallway, large lounge and dining area providing an excellent space for family living and entertaining, good sized kitchen, rear lobby and downstairs WC. To the first floor there are four double bedrooms and a family bathroom.

Externally, there is a garden to the front, driveway providing off-street parking and a garage. To the rear is a large enclosed garden. Importantly, the sale also includes an additional piece of land to the side which was separately acquired by the current owner and now falls within the property's boundary. This provides excellent additional space for uses such as caravan storage and may offer potential for further development, subject to necessary planning permissions and consents.

Salisbury Close is situated within Great Lumley, a traditionally very popular village conveniently positioned between Chester le Street and Durham. The village has a selection of local shops, schools and everyday amenities, while a wider range of shopping, leisure and transport facilities can be found in nearby Chester le Street and Durham City. The location is particularly convenient for commuters, with good road links providing access to the A1(M), Durham, Newcastle, Sunderland and surrounding areas. Nearby countryside and walking routes also add to the appeal for families and those looking for a village setting while remaining well connected.



FAMILY

GROUND FLOOR

Hallway

Living Area
14'5" x 11'5" (4.4 x 3.5)

Dining Area
10'9" x 8'10" (3.3 x 2.7)

Kitchen
14'9" x 10'9" (4.5 x 3.3)

Downstairs WC
5'10" x 3'7" (1.8 x 1.1)

FIRST FLOOR

Landing

Bedroom
17'4" x 9'2" (5.3 x 2.8)

Bedroom
12'1" x 9'6" (3.7 x 2.9)

Bedroom
10'9" x 9'6" (3.3 x 2.9)

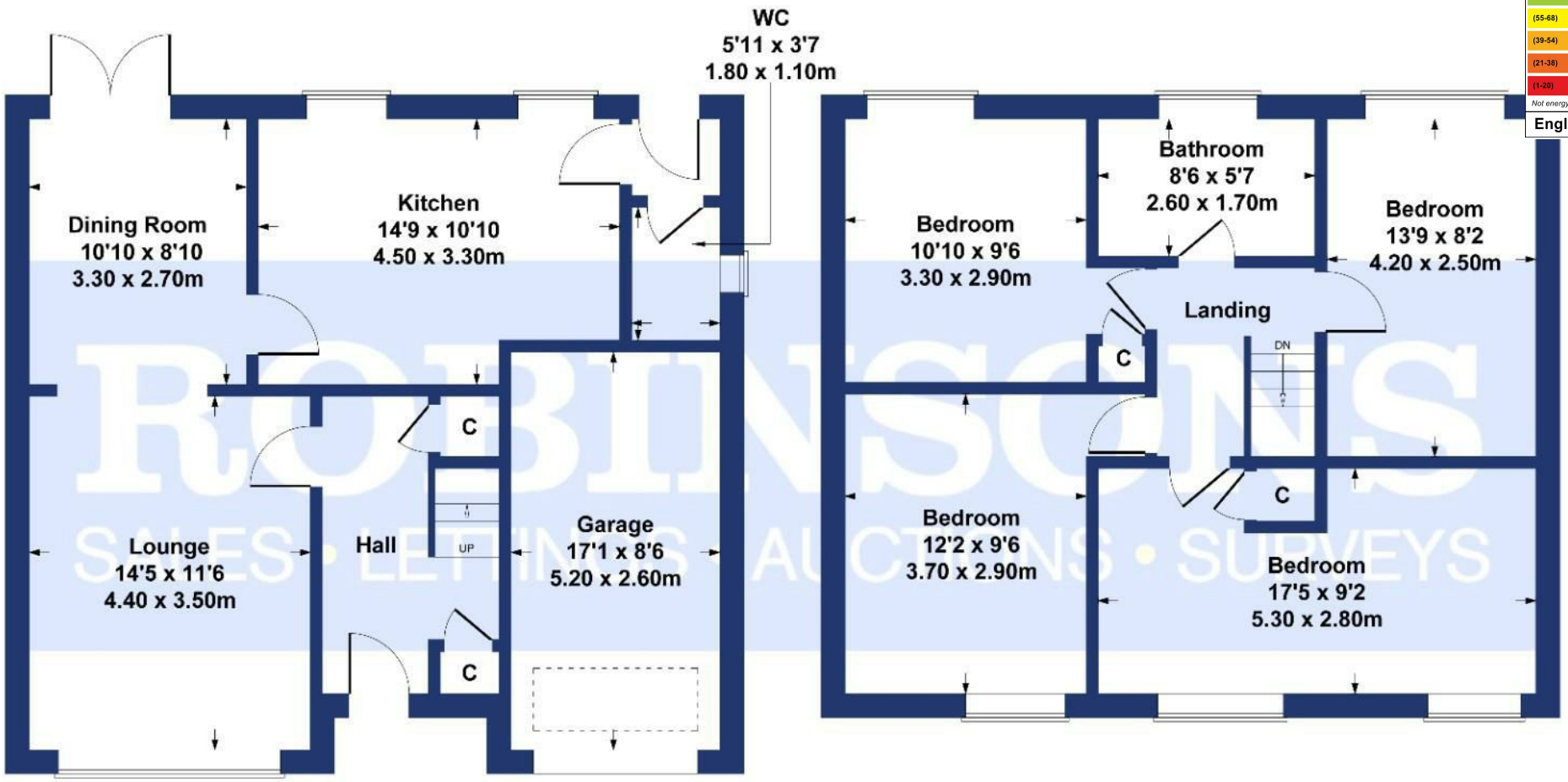
Bedroom
13'9" x 8'2" (4.2 x 2.5)

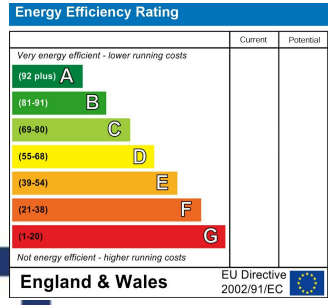
Bathroom
8'6" x 5'6" (2.6 x 1.7)

AGENT'S NOTES
Council Tax: Durham County Council, Band C
Tenure: Freehold
EPC TO FOLLOW
EPC TP FOLLOW
Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided 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 – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Selective Licensing Area – No
Probate – Not applicable
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Accessibility/Adaptations – extended, additional piece of land bought
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an 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.

Salisbury Close

Approximate Gross Internal Area
1367 sq ft - 127 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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