



**Blair Close, Sherburn Village, DH6 1RQ**  
**3 Bed - House - Detached**  
**O.I.R.O £249,950**

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Stunning Detached Home \*\* Recently Refurbished & Upgraded Throughout \*\* Lovely Enclosed Rear Garden \*\* Good Amenities & Access to Major Road Links \*\* Outskirts of Durham City \*\* Gardens, Garage & Ample Parking \*\* Double Glazing & GCH Via Combination Boiler \*\* Early Viewing Advised \*\*

The spacious floor plan comprises: inviting hallway, cloak/wc, comfortable lounge with double doors to the separate dining room, modern fitted kitchen with some integral appliances and door to the rear garden. The first floor has three good sized bedrooms, master en-suite re-fitted shower room/wc and re-fitted family bathroom/wc. Outside the property occupies a pleasant position on a popular village development, and benefits from front and rear gardens, ample driveway parking and detached single garage which has power, light and door to the garden.

Lying on the outskirts of Sherburn Village which has a good range of everyday shops etc available with more comprehensive shopping and recreational facilities available within Durham City Centre which is just over 3 miles distant. Sherburn Village is also well placed for commuting purposes being within a few minutes drive of the A(690) Durham to Sunderland Highway, the A1(M) Motorway and A(19) Highway.

EPC rating D

Council tax band D approx. £2203 PA



# OUR SERVICES

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- Dedicated Property Manager

## St Mary's Drive

Approximate Gross Internal Area  
852 sq ft - 79 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. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (99 plus)	A	
(98-91)	B	
(90-80)	C	
(75-64)	D	
(69-54)	E	
(51-39)	F	
(7-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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