



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



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Strategic Marketing Plan

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	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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