



Bridgemere Drive, Framwellgate Moor, DH1 5FG  
3 Bed - House - Detached  
O.I.R.O £275,000

**ROBINSONS**  
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**Stunning Detached Home \*\* Freehold \*\* Upgraded & Remodelled Throughout \*\* Re-Fitted Kitchen \*\* Replacement Upvc Double Glazing \*\* GCH Via Combination Boiler \*\* Ample Off Street Parking \*\* Gardens & Garage \*\* Very Popular Location \*\* Pleasant Cul-De-Sac Position \*\* Ideal Starter or Family Home \*\* Early Viewing Advised \*\***

The floor plan comprises: entrance hallway, comfortable lounge, open plan kitchen dining room with french doors opening to the rear garden. The kitchen is fitted with modern units and has integral dishwasher, washing machine, oven and hob. The first floor has three good sized bedrooms, extended en-suite shower room/wc and family bathroom/wc. Outside the property occupies a pleasant cul-de-sac position with front and rear gardens. The front provides ample driveway parking for approximately three cars and leads to the single garage. The rear garden is enclosed with lawned and patio areas.

Situated in Framwellgate Moor which is one of the most sought after locations in Durham City. The cul-de-sac position is a real plus and there are no neighbours at the rear. The city centre is only 0.5 mile to the north east with off road access provided through woodland walks and cobbled street twisting through the world heritage sites of the Castle and Cathedral. Access throughout the region could not be better being situated adjacent to the A167 the links Chester-le-Street (9 miles) and Darlington (10 miles) and access onto the A1 which provides excellent routes north and south. The rail link offers quick routes into London's Kings' Cross, Birmingham New Street, and Edinburgh Waverley and beyond. Local pubs and restaurants are all close at hand as well as schooling of all grades, health and Leisure amenities.

EPC rating D  
Council tax band D - approx. £2203pa  
Freehold



## GROUND FLOOR

### Entrance Hall

### Lounge

14'02 x 11'07 (4.32m x 3.53m)



### Open Plan Kitchen Dining Room



### Kitchen

14'02 x 9'02 (4.32m x 2.79m)



### Dining Area

12'11 x 10'11 (3.94m x 3.33m)



### Garage

## FIRST FLOOR

### Bedroom

10'02 x 9'09 (3.10m x 2.97m)

### En-Suite

7'09 x 5'0 (2.36m x 1.52m)

### Bedroom

10'03 x 10'09 (3.12m x 3.28m)

### Bedroom

9'09 x 7'11 (2.97m x 2.41m)



### Bathroom/WC

7'07 x 5'07 (2.31m x 1.70m)

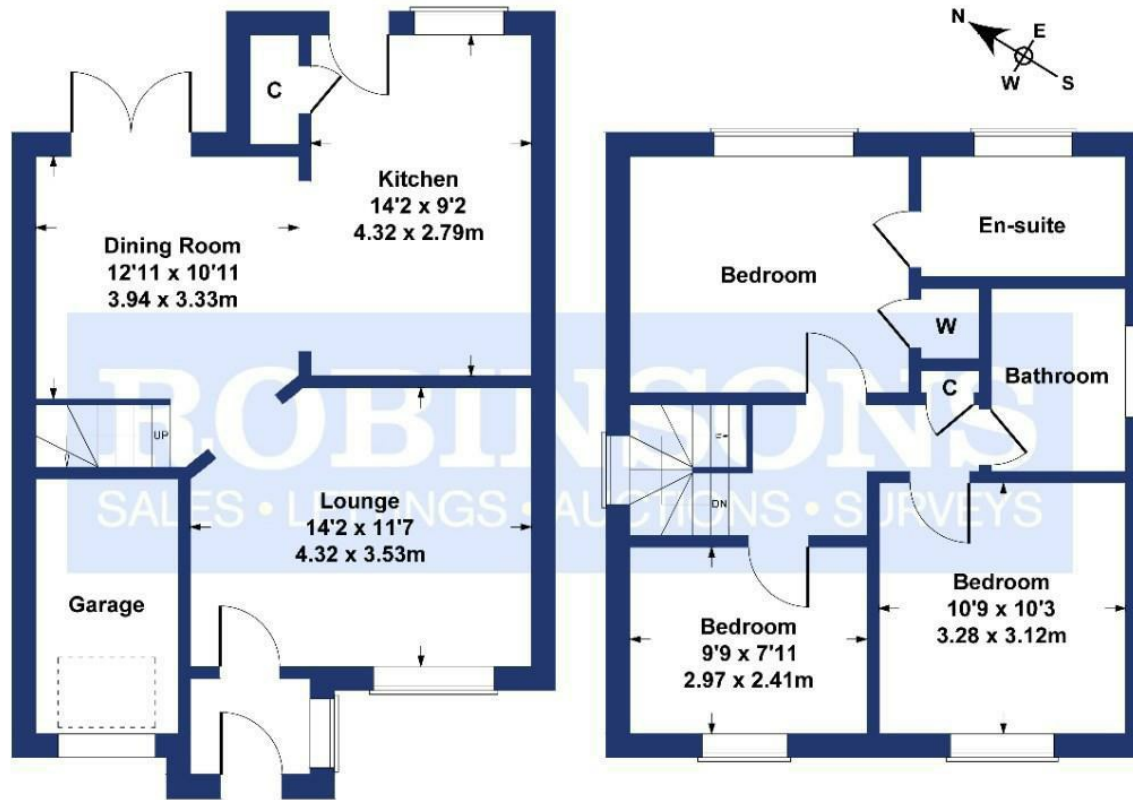




# Bridgemere Drive

Approximate Gross Internal Area

1030 sq ft - 96 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.