



Hogarth Close, Ushaw Moor, DH7 7SA  
4 Bed - House - Detached  
O.I.R.O £260,000

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# Hogarth Close

## Ushaw Moor, DH7 7SA

Generous Plot \*\* Extended Family or First Home \*\* Ample Parking & Enclosed Rear Garden With Sunny Aspect \*\* Popular Development \*\* Outskirts of Durham \*\* Local Village Amenities \*\* Good Road Links \*\* Access to Walking & Cycle Routes \*\* Upvc Double Glazing & GCH \*\* Must Be Viewed \*\*

Immaculately presented and finished to a high standard, this spacious family home sits on a generous plot and offers exceptional living throughout. The ground floor features an entrance hall, living room, WC, separate utility, and a stunning open-plan kitchen/living/dining area with oak herringbone flooring, vaulted ceiling, and double patio doors leading to a southerly rear garden. Upstairs offers four bedrooms, including a principle with en-suite shower room, and a stylish family bathroom/WC. Externally, there's a multi-car tarmac driveway flanked by lawns, and a large, south-facing rear garden with stone patio and lawn—perfect for family life and entertaining.

Ushaw Moor, located just outside Durham City, offers a semi-rural lifestyle with convenient access to urban amenities. This quiet village is known for its green surroundings and proximity to scenic walking and cycling routes, notably the Lanchester Valley Railway Path, which is part of the extensive National Cycle Network. Properties in Ushaw Moor range from charming period homes to modern developments, appealing to a variety of buyers including families, professionals, and retirees. The area is well-served by local amenities, with shops, schools, and healthcare facilities available in nearby Durham, just a short drive away.

Ushaw Moor benefits from excellent transport links, with easy access to the A690 and A167, connecting residents to the wider region, and Durham's main train station provides regular services to major cities like Newcastle and London. The combination of tranquil countryside living, convenient amenities, and strong transport links makes Ushaw Moor an attractive location for potential homebuyers.





















## GROUND FLOOR

### Hallway

19'2 x 6'7 (5.84m x 2.01m)

### Lounge

14'10 x 10'10 (4.52m x 3.30m)

### WC

### Kitchen Dining & Living Area

26'3 x 18'0 (8.00m x 5.49m)

### Utility Room

4'11 x 4'0 (1.50m x 1.22m)

## FIRST FLOOR

### Bedroom

12'6 x 10'6 (3.81m x 3.20m)

### En-Suite

6'8 x 3'4 (2.03m x 1.02m)

### Bedroom

12'6 x 10'6 (3.81m x 3.20m)

### Bedroom

11'3 x 10'6 (3.43m x 3.20m)

### Bedroom

7'6 x 7'1 (2.29m x 2.16m)

### Bathroom/WC

6'10 x 6'8 (2.08m x 2.03m)

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 11 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2551 p.a

Energy Rating: B

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.

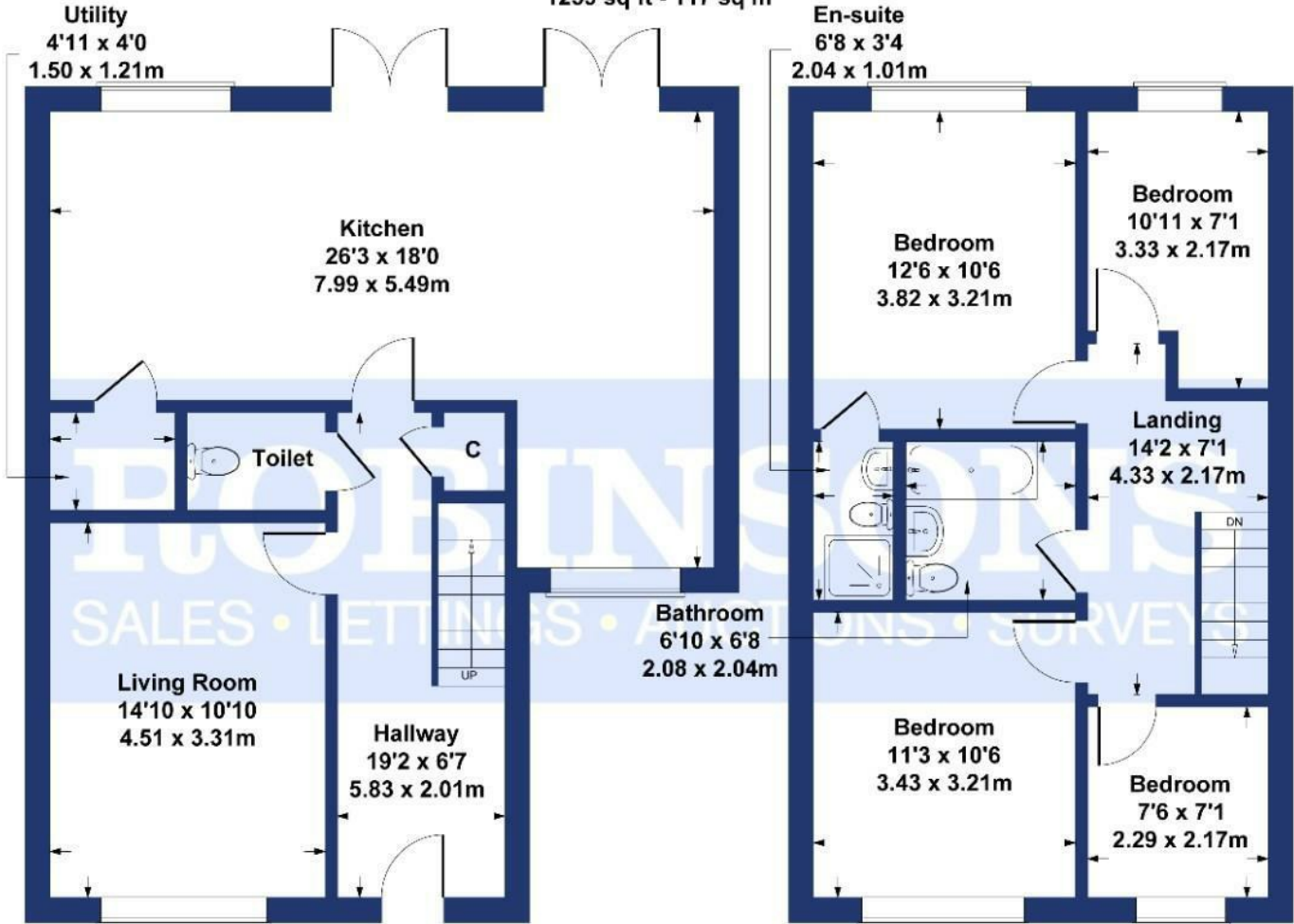






# Hogarth Close

Approximate Gross Internal Area  
1259 sq ft - 117 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>	83	
(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	

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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