



Latimer Way, Sherburn Village, DH6 1BU
4 Bed - House - Detached
O.I.R.O £259,995

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Latimer Way

Sherburn Village, DH6 1BU

Stunning Family Detached Home ** Upgraded & Elegantly Styled ** Landscaped & Pleasantly Situated Rear Garden ** Modern Development ** Village Amenities & Good Road Links **Outskirts of Durham **Access to Rural Settings ** Must Be Viewed **

The floor plan comprises: hallway, comfortable lounge with feature fire, stunning open plan kitchen dining room with French doors out to the rear garden and patio area. There is also a useful utility room and cloak/wc. The first floor has four good sized bedrooms, master en-suite shower room/wc and family bathroom/wc. Outside, it occupies a pleasant position with gardens, parking and garage.

Sherburn Village in Durham is a charming and historic settlement that offers a blend of rural tranquillity and convenient access to urban amenities. Situated just a few miles east of the vibrant city of Durham, Sherburn is an attractive option for those who want a peaceful village lifestyle without sacrificing proximity to the conveniences of a larger city.

Sherburn is well-served by local amenities, including a primary school, shops, and a couple of cosy pubs, making day-to-day living convenient. The village also boasts a number of green spaces, offering plenty of opportunities for walking, cycling, and outdoor activities. The nearby Sherburn Beck adds to the village's scenic appeal, creating a lovely setting for leisurely strolls.

For families, Sherburn Village offers a safe environment with a range of schooling options in and around the area. The local primary school has a good reputation, and secondary schools in nearby Durham are easily accessible.

Transport links are another plus, with easy access to the A1(M) motorway, providing straightforward connections to Durham, Newcastle, and beyond. The village is also close to public transport options, making commuting or day trips into the city convenient.













Ground Floor

Hallway

Lounge

Kitchen Diner

Utility Room

WC

First Floor

Master Bedroom

En-Suite Shower Room

Bedroom

Bedroom

Bedroom

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 500 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,431 p.a

Energy Rating: B

Estate Management Charge - We have been advised there will be a payment but the vendor does not pay anything at the moment. The vendor believes the cost will be approx £120pa



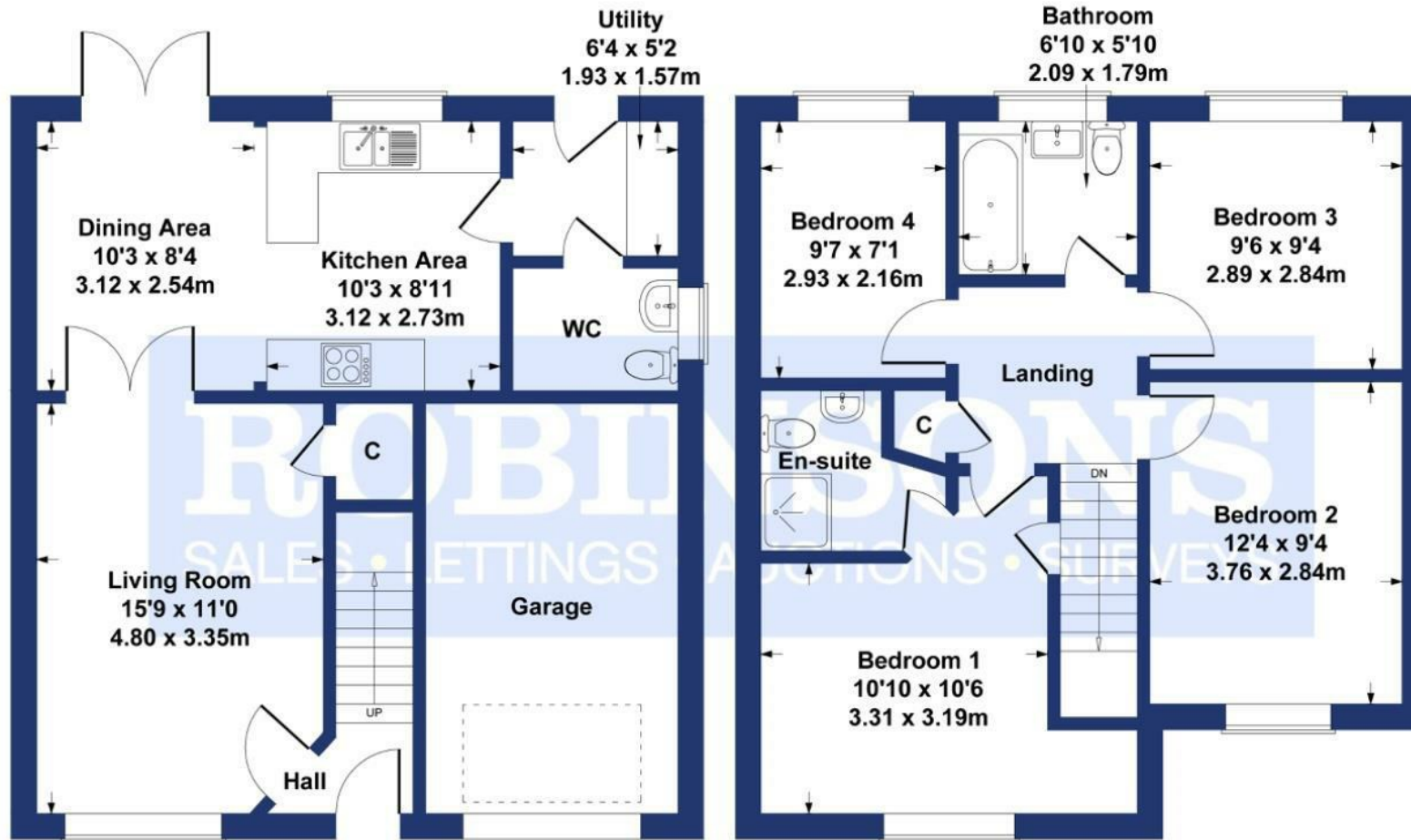
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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Approximate Gross Internal Area
1270 sq ft - 118 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	93
(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	



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

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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