



Burn Hall, Darlington Road, DH1 3SR
2 Bed - Bungalow
O.I.R.O £235,000

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NO UPPER CHAIN ** SELDOMLY AVAILABLE ** SUPERB PICTURESQUE DEVELOPMENT ** WELL PRESENTED THROUGHOUT ** SPACIOUS FLOOR PLAN ** TWO BEDROOMS ** TWO BATHROOMS ** DETACHED GARAGE ** EARLY VIEWING ADVISED *

The floor plan comprises: entrance hallway, comfortable living room, fitted kitchen with a range of integral appliances, two bedrooms, en-suite shower room/wc and a further bathroom/WC. Externally there is a pleasant courtyard, parking/garage.

Situated in a beautiful valley, a short drive into the Durham City centre, within the award winning Burn Hall Country Estate. Burn Hall Country Estate, comprises of the original hall and 24 individual exclusive properties set in 30 acres of private listed parkland with woodland and river walks. To further complement the property there is a grand access to the estate which is through remote controlled gates and is combined with 24 hour CCTV monitoring.

Overall the estate offers a high degree of privacy and security. Our clients property lies to the rear of the hall within a small courtyard complex with access via a pleasant tree lined drive. The complex itself overlooks mature woodland with an abundance of active wildlife. For the country lover there are country walks and pursuits. The fishing enthusiasts will enjoy the private fishing rights to the River Browney which runs through the grounds and provides seasonal trout fishing with salmon and sea trout rising in the autumn.

EPC Rating D / Council Tax Band E
Service charge of £1929 plus £48.75 communal insurance, payable in November or monthly.

Hallway

Living Room

14'6" x 18'2" (4.43 x 5.55)

Kitchen

9'7" x 8'9" (2.93 x 2.67)

Bedroom

11'6" x 8'4" (3.53 x 2.55)

Bedroom

13'6" x 8'0" (4.14 x 2.45)

En-Suite

5'0" x 7'8" (1.53 x 2.35)

Bathroom

Note

The seller of the property has advised that the property is Freehold but there is a service charge of £1929 plus £48.75 communal insurance, payable in November or monthly.

Council Tax Band E - Approx. £2693 PA



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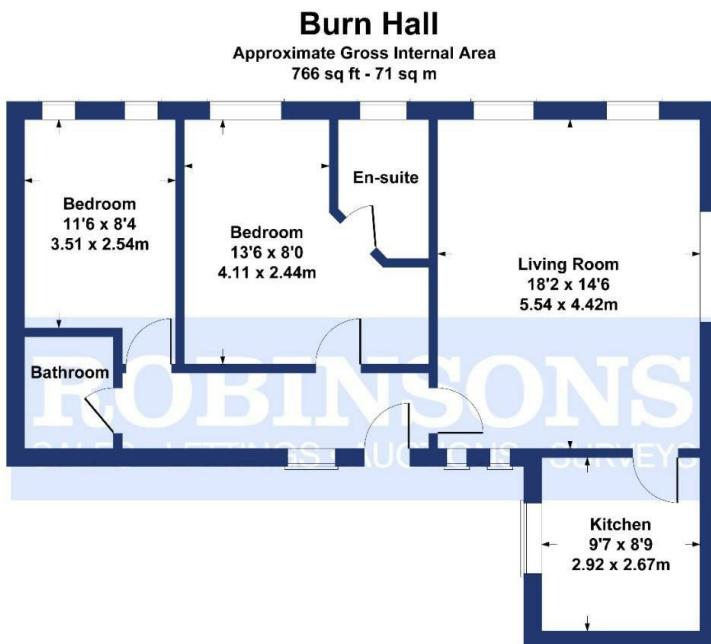
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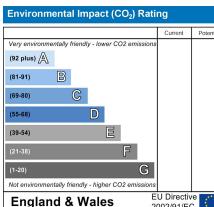
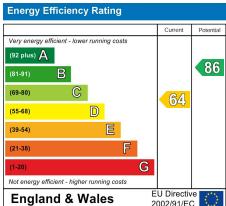


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2022

Energy Efficiency Rating



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