



**Beechways, Whitesmocks, DH1 4LG**  
**4 Bed - House - Detached**  
**Offers Over £450,000**

**ROBINSONS**  
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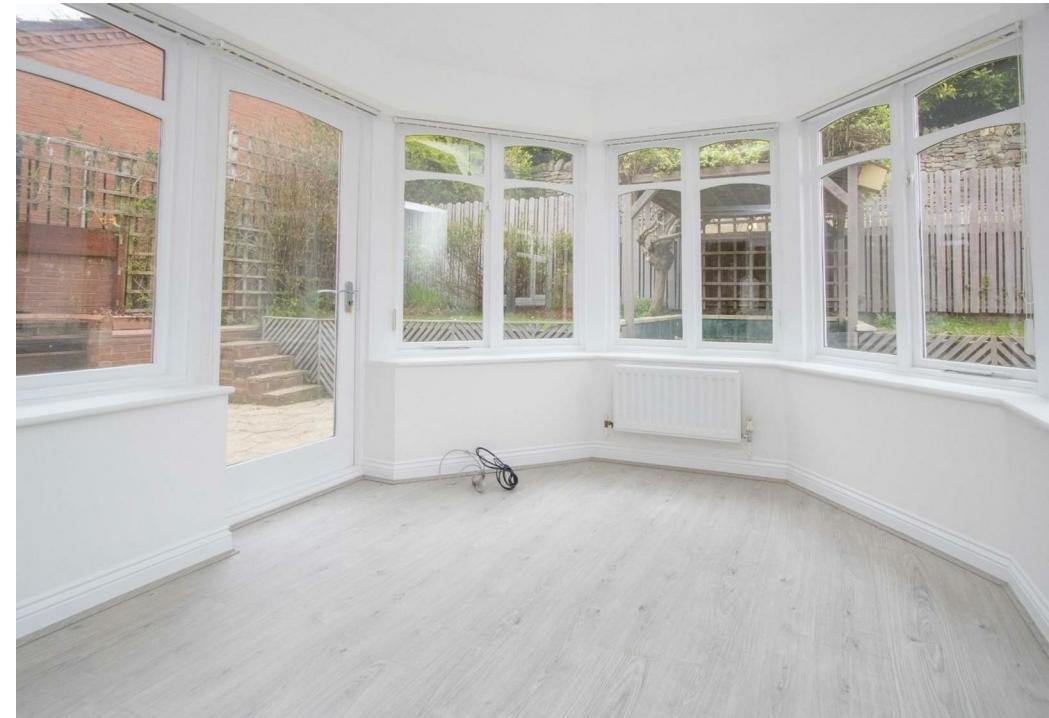
# Beechways Whitesmocks, DH1 4LG

No Upper Chain \*\* Competitive Price \*\* Must Be Viewed \*\* Fabulous Family Home \*\* Recently Upgraded & Well Presented \*\* New Carpets & Flooring \*\* Rarely Available \*\* Prime Location \*\* Private Rear Aspect \*\* Ample Driveway Parking \*\* Close to Good Schools & Major Transport Links \*\* Pleasant Exclusive Cul-De-Sac \*\*

The floor plan briefly comprises: entrance hallway with door to garage, cloak/WC, lounge, dining room, garden room and kitchen. On the first floor there are four bedrooms, the master bedroom having built in wardrobes and en-suite shower room/WC, and there is a family bathroom/WC. There are gardens to the front and rear with lawns, borders, plants and shrubs. The garage is integral, but has been slightly reduced in size, due to the kitchen being enlarged, but there is ample driveway parking.

Whitesmocks is a sought-after residential area in Durham, known for its peaceful atmosphere and attractive properties. It offers an ideal setting for families, professionals, and retirees seeking a blend of suburban tranquillity with easy access to Durham City Centre. The area is well-connected via local transport links, including regular bus services to the city and surrounding areas, and Durham train station is only a short drive away, offering direct routes to major cities like Newcastle, York, and London. For families, there are several well-regarded schools nearby, including Durham Johnston Comprehensive School, St Leonard's Catholic School, and various primary schools, making it a prime location for those with children. Whitesmocks provides a perfect balance of suburban living with the convenience of Durham's amenities, including shops, restaurants, and leisure facilities, just a stone's throw away.













## GROUND FLOOR

### Hallway

### WC

### Lounge

15'10 x 12'1 (4.83m x 3.68m)

### Dining Room

9'10 x 9'2 (3.00m x 2.79m)

### Garden Room

15'9 x 8'5 (4.80m x 2.57m)

### Kitchen Breakfast Room

13'2 x 10'7 (4.01m x 3.23m)

### Garage

14'6 x 13'0 (4.42m x 3.96m)

## FIRST FLOOR

### Bedroom

14'4 x 10'1 (4.37m x 3.07m)

### En-Suite

7'4 x 7'0 (2.24m x 2.13m)

### Bedroom

14'5 x 10'2 (4.39m x 3.10m)

### Bedroom

11'3 x 10'3 (3.43m x 3.12m)

### Bedroom

10'5 x 8'3 (3.18m x 2.51m)

### Bathroom/Wc

7'1 x 6'2 (2.16m x 1.88m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 75 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good

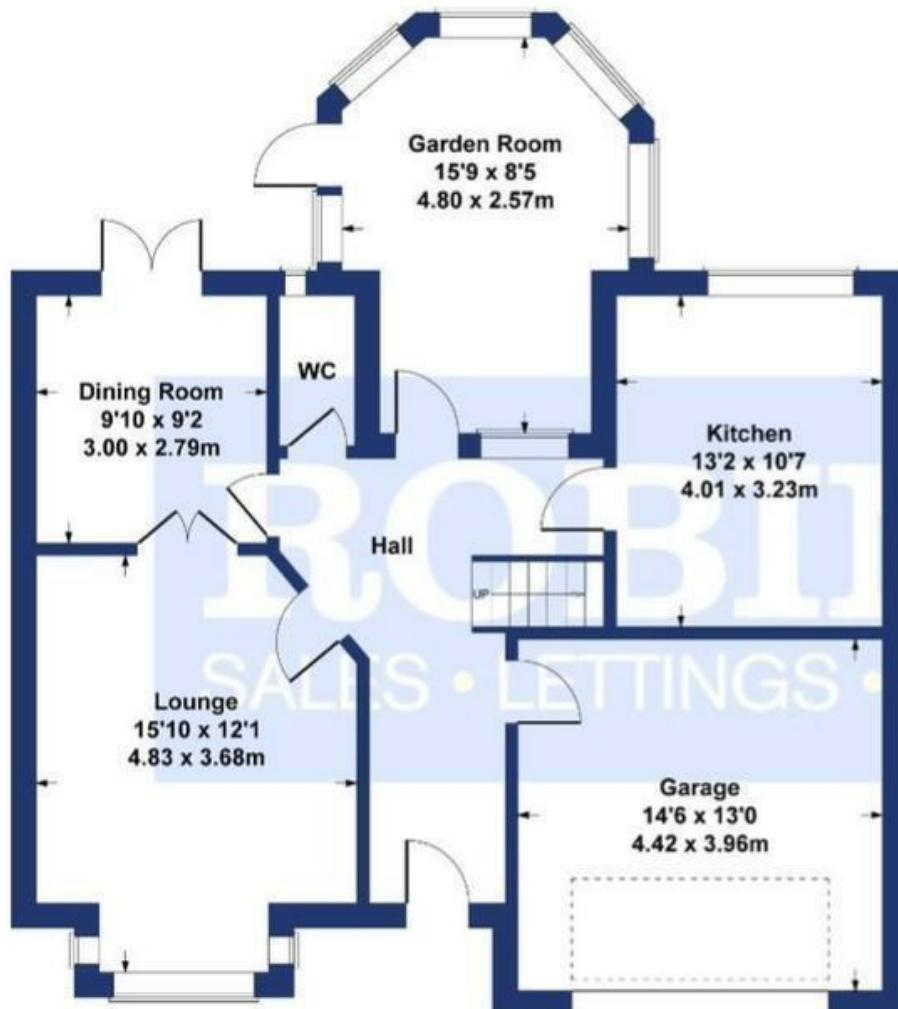
Tenure: Freehold

Council Tax: Durham County Council, Band F - Approx. £3,685 p.a

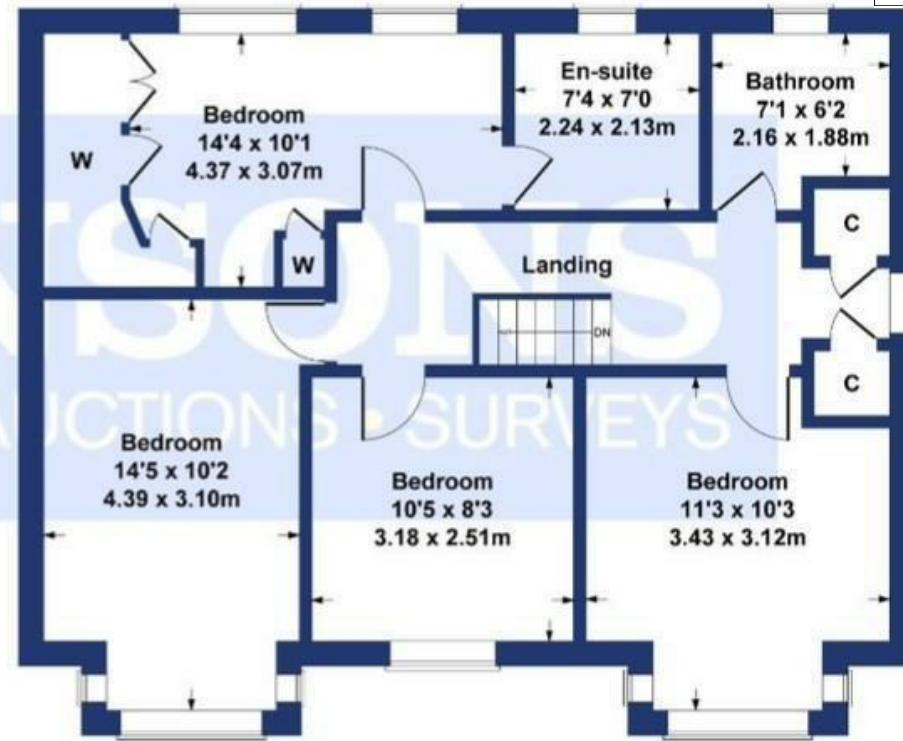
Energy Rating: D

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.





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. 2024

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		65	75
EU Directive 2002/91/EC			



1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
[info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

