

Hillcrest, Claypath, DH1 1RB
3 Bed - Bungalow - Detached
O.I.R.O £425,000

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Hillcrest
Claypath, DH1 1RB

** Extended Detached Bungalow ** Highly Regarded Development ** Walking Distance to Durham City Centre ** Elevated Position & Lovely Views ** Stunning Kitchen/Breakfast Room ** Three Bedrooms ** En-Suite ** Gardens, Detached Garage & Ample Parking **

Occupying a prominent elevated position within the highly regarded and sought-after Hillcrest development, this impressive extended three-bedroom detached bungalow offers spacious and versatile accommodation within walking distance of Durham City Centre.

Thoughtfully extended and remodelled, the property has a well-planned layout providing practical and comfortable living space. An entrance porch leads into an inviting hallway, with access to a comfortable living room and separate dining room, which flows through to the stunning fitted kitchen/breakfast room having a range of integral appliances. French doors open onto the front patio area, enjoying a sunny aspect and providing an ideal space for outdoor dining and relaxation. A good-sized utility room and cloak/WC provide additional practicality.

There are three bedrooms, with the principal bedroom benefiting from an en-suite shower room. The second bedroom has direct access to the main shower room, while the third single bedroom features French doors opening onto the side gardens, also making it ideal as a study or hobby room if required.

Externally, the property occupies an attractive elevated position with some lovely views. The well-maintained gardens incorporate pleasant patio areas, while ample driveway parking, an additional driveway and detached garage provide excellent parking and storage. Useful garage storage units are also included.

A rare opportunity to acquire a versatile bungalow in one of Durham's most desirable residential locations, combining a peaceful setting with excellent access to the heart of the city. Early viewing is strongly recommended.








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Agents Notes

Council Tax: Durham County Council, Band E - Approx. £3205 p.a
Tenure: Freehold
Estate Management Charge – NA
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – extended
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.


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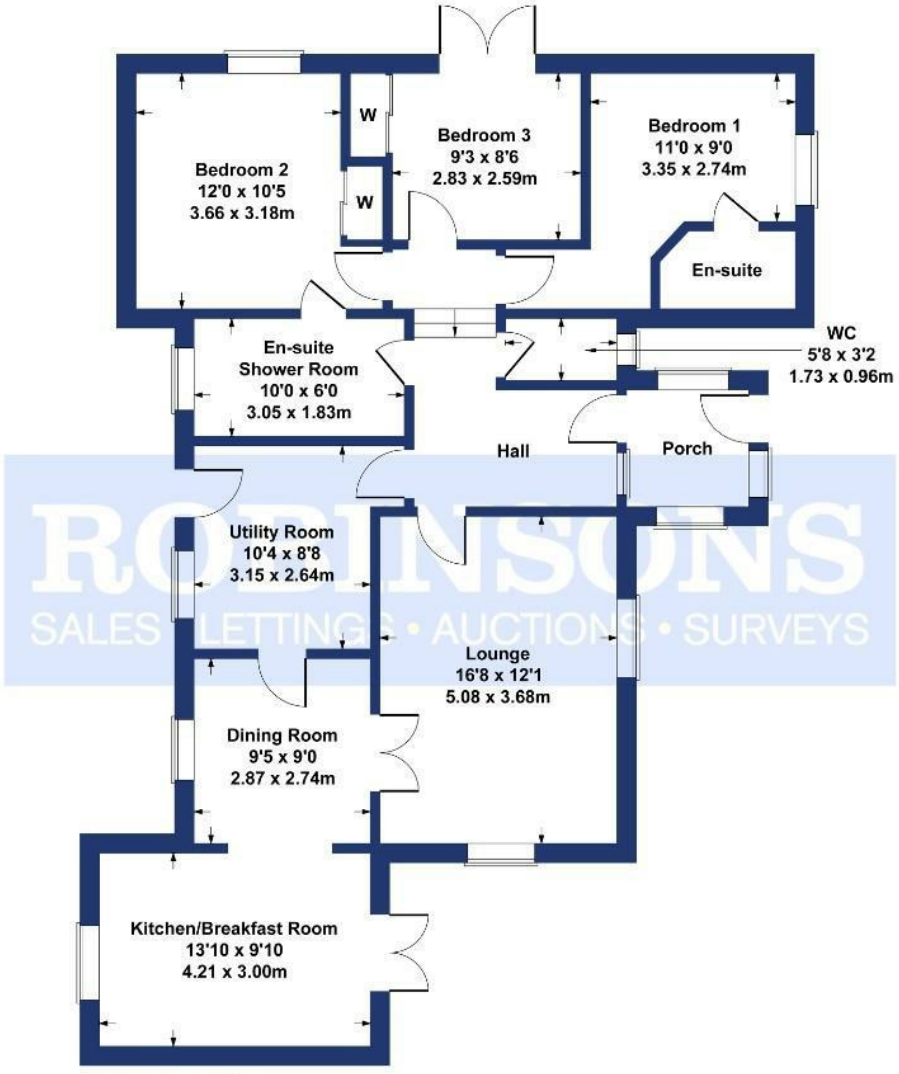

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The Folly

Approximate Gross Internal Area
1173 sq ft - 109 sq m

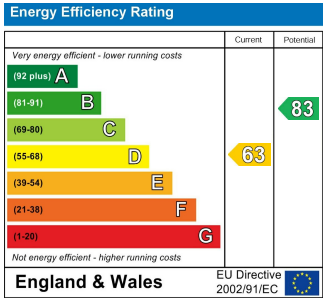


GROUND FLOOR

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. 2026



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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