



Park House Gardens, Sherburn Village, DH6 1DX
3 Bed - House - Semi-Detached
£159,950

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Park House Gardens

Sherburn Village, DH6 1DX

Stunning Refurbished Property ** Ideal For Starters or Families ** Pleasant Position ** No Chain ** Large Rear Garden ** Shared Drive to Wooden Garage/Parking ** Early Viewing Advised **

The floor plan comprises: entrance hallway, comfortable lounge, kitchen diner, cloak/WC, useful utility area with door to the rear garden. The first floor has three bedrooms and family bathroom/WC, which includes over bath shower. Outside, the property occupies a pleasant position with front and rear gardens. The front has an enclosed lawned garden with shared drive to the rear detached wooden garage. The rear garden is of generous size with lawn area and larger section ideal for landscaping or the gardening enthusiast.

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

12'9" x 14'9" (3.91 x 4.52)

Kitchen Diner

14'9" x 11'1" (4.52 x 3.4)

WC

Utility Area

FIRST FLOOR

Bedroom

10'9" x 13'0" (3.3 x 3.97)

Bedroom

11'5" x 11'1" (3.49 x 3.4)

Bedroom

7'6" x 9'4" (2.3 x 2.85)

Bathroom/WC

6'10" x 5'10" (2.1 x 1.79)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 63 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

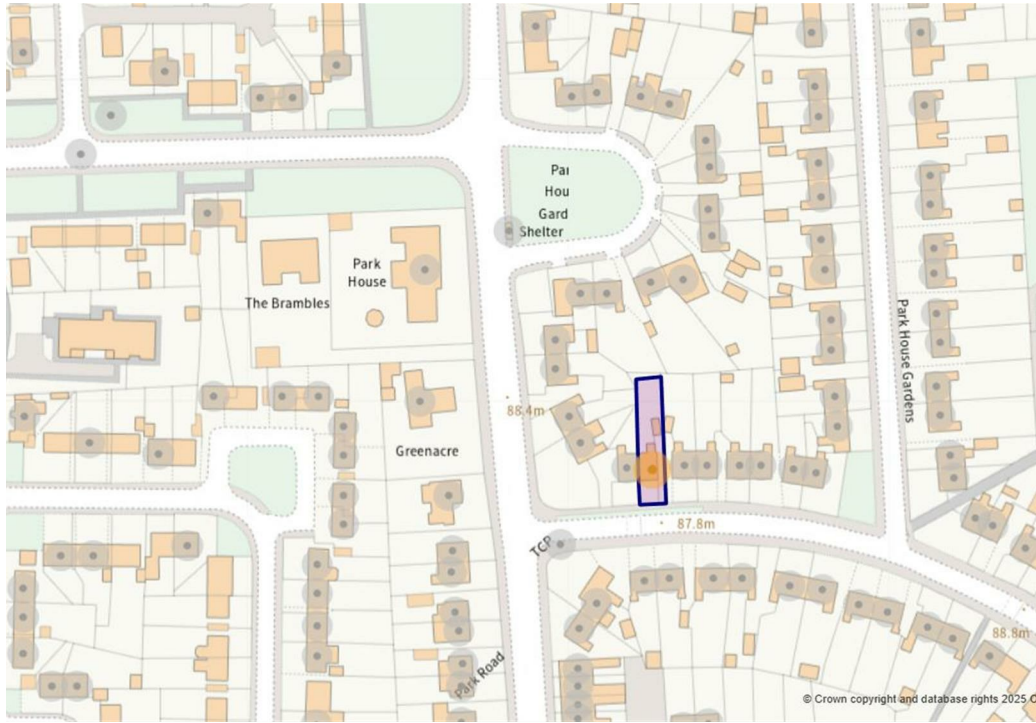
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Energy Rating: E

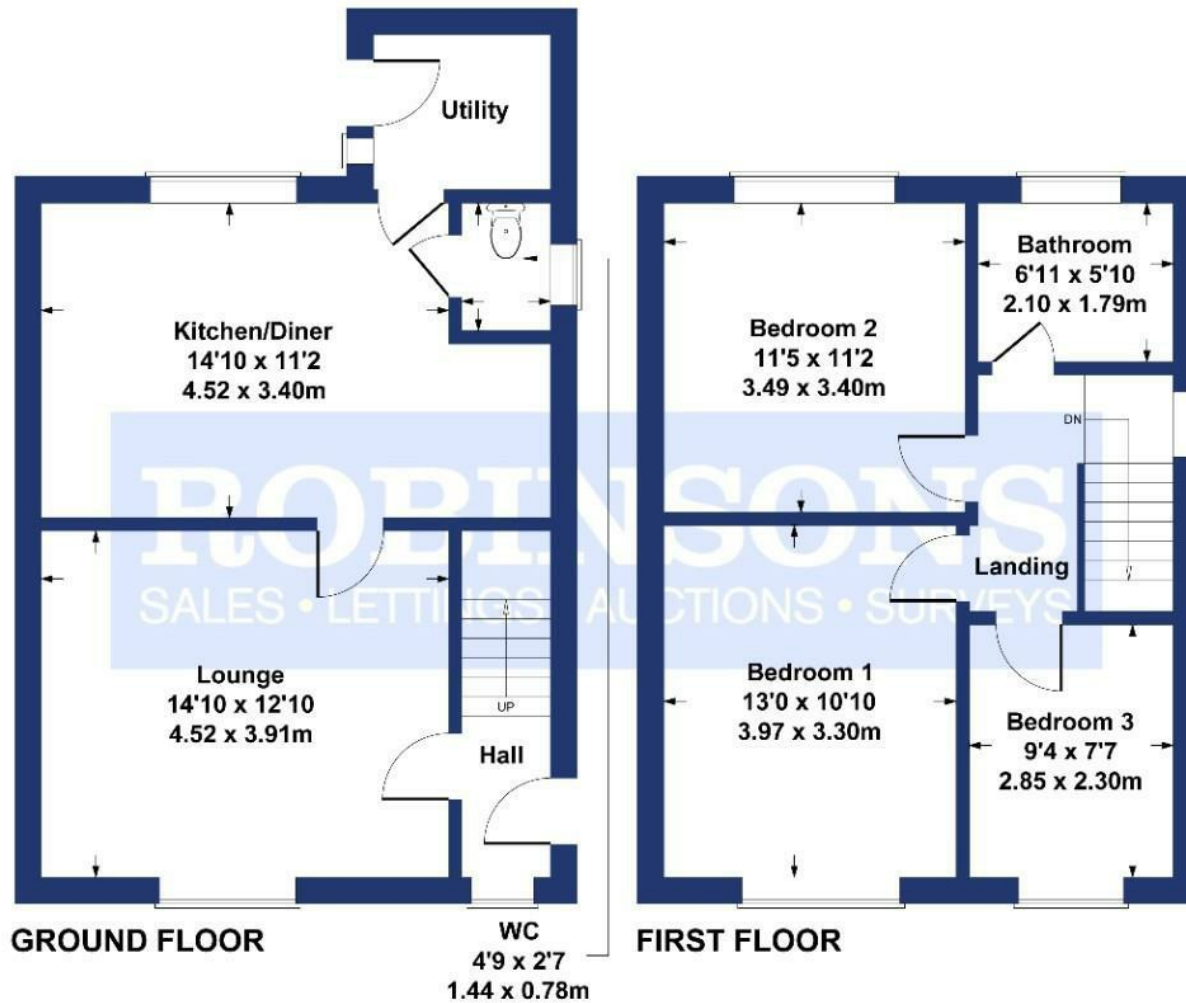


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



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Approximate Gross Internal Area
980 sq ft - 91 sq m



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(82 plus) A		
(81-81) 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

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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