



Dene Court, Witton Gilbert, DH7 6SJ  
2 Bed - House - End Terrace  
£135,000

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# Dene Court

## Witton Gilbert, DH7 6SJ

Stunning Position \*\* Tucked Away With Private Rear Aspect \*\* Gardens to Three Sides \*\* Sunny Aspect \*\* Well Presented & Maintained \*\* Re-Fitted Shower Room/WC \*\* Summerhouse With Power \*\* Driveway & Garage \*\* No Upper Chain \*\* Karndean Flooring \*\* Part Boarded Loft With Power & Ladder \*\* Double Glazing & GCH Via Combi \*\* Popular Village \*\* Outskirts of Durham \*\*

The floor plan comprises: entrance porch, comfortable lounge with stairs to the first floor. The kitchen breakfast room has a range of units, breakfast bar and French doors opening to the rear garden. The first floor has two double bedrooms and modern shower room/WC. Outside, the property occupies arguably one of the best positions on the development, and has sunny aspect gardens to three sides. The rear and side offer a private enclosure with pleasant outlook. There is also access to the single garage, and a summerhouse which has power.

Witton Gilbert enjoys superb connectivity to nearby towns and cities, with Durham City situated a mere 5 miles away. This advantageous proximity ensures residents have convenient access to urban amenities while relishing the tranquillity of a village life. Within the heart of Witton Gilbert, residents benefit from a variety of essential services, including general store catering to everyday needs, a well-established school, and traditional public houses providing a cosy gathering spot for locals. Moreover, the village boasts picturesque landscapes adorned with delightful walks and cycle tracks, inviting residents to immerse themselves in the natural beauty of the surrounding countryside. Whether strolling along scenic pathways or pedalling through verdant trails, Witton Gilbert offers an idyllic setting for both leisurely pursuits and daily living, blending the charm of rural living with the convenience of modern amenities.



















## GROUND FLOOR

### Entrance Porch

#### Lounge

13'0 x 10'0 (3.96m x 3.05m)

#### Kitchen Diner

10'0 x 7'0 (3.05m x 2.13m)

## FIRST FLOOR

### Bedroom

10'9 x 9'0 (3.28m x 2.74m)

### Bedroom

11'02 x 6'05 (3.40m x 1.96m)

### Shower Room/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1891 p.a

Energy Rating: C

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

555 sq ft - 52 sq m

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 69      |                         |
| (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. 2024

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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