



Rose Acre, Shincliffe, DH1 2NT  
3 Bed - House - End Terrace  
O.I.R.O £500,000

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# Rose Acre

## Shincliffe, DH1 2NT

**\*\* Beautifully Presented \*\* Large, Extensive 'Secret Garden' \*\* Highly Regarded & Popular Picturesque Village Location \*\* Local Riverside Walking Routes \*\* Spacious Floor Plan \*\* Walking Distance to Durham City \*\* Good Road Links \*\* Double Glazed & GCH \*\* Early Viewing Advised \*\***

Available to purchase with the benefit of NO ONWARD CHAIN is this beautifully presented, ideally located, and very spacious three bedroom end of terrace home which sits on a plot approx. 1/3 of an acre.

The floor plan, which is spread over three floors briefly comprises: entrance lobby, feature hallway, comfortable lounge with walk-in bay window, gorgeous fitted kitchen and dining room, large utility room, inner lobby, modern downstairs shower room / WC, and a garden room. The first floor has three bedrooms - two large doubles and a single - and a bathroom/WC. Accessed via a staircase on the landing, the second floor has a large loft space with ample storage. Outside the property occupies a pleasant elevated position with front garden and step access, whilst the rear has split level areas and enjoys a southerly aspect. This then leads to an absolutely fabulous garden, one of the best we have had the pleasure of marketing in recent memories, that is a multiple ' Beautiful Durham' winner.

Shincliffe Village is a highly regarded and sought after location, providing a peaceful setting whilst being on the doorstep to the City centre. It is within easy reach of the city and major road links like the A1(M) & A19 north and south.

The surrounding countryside offers many miles of trails for walking, riding, and cycling through woodland, fields and along the banks of the river Wear. Durham City offers a great mix of history, culture, shops, bars, and restaurants.

Local amenities in the village include the well regarded Rose Tree and Seven Stars restaurants, a church with a local community centre and a well equipped garden centre.

Council Tax Band E / EPC rating D























## GROUND FLOOR

**Entrance Lobby**

**Hallway**

**Lounge**

16'4" x 15'1" (5 x 4.6)

**Kitchen**

15'1" x 11'5" (4.6 x 3.5)

**Utility Room**

**Inner Lobby**

**Shower Room**

7'10" x 5'10" (2.4 x 1.8)

**Garden Room**

12'5" x 11'9" (3.8 x 3.6)

## FIRST FLOOR

**Landing**

**Bedroom**

13'9" x 12'5" (4.2 x 3.8)

**Bedroom**

12'5" x 12'1" (3.8 x 3.7)

**Bedroom**

10'2" x 6'2" (3.1 x 1.9)

**Bathroom**

9'2" x 6'6" (2.8 x 2)

## SECOND FLOOR

**Loft Space**

26'6" x 16'4" (max) (8.1 x 5 (max))

**Photos**

More photographs are available online at [www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

**Council Tax Band E - Approx. £2693 PA**

**Tenure - Freehold**

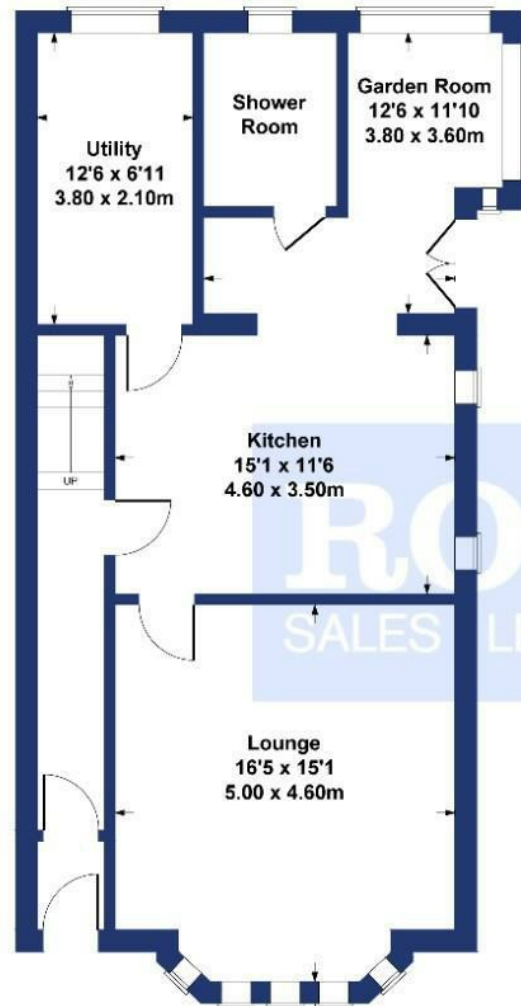






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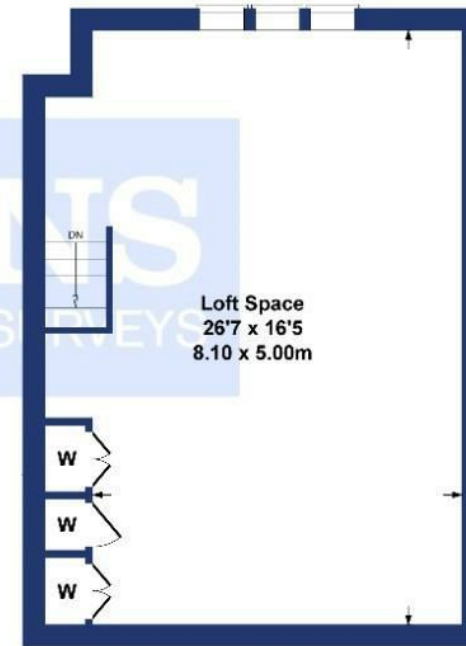
Approximate Gross Internal Area  
1841 sq ft - 171 sq m



GROUND FLOOR



FIRST FLOOR



LOFT

## 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		
	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	55	78
		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.





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)

