Browney Lane, Browney, DH7 8HU
3 Bed - House - Detached
£320,000

ROBINSONS
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Browney Lane
Browney, DH7 8HU

** NO CHAIN ** LARGE DETACHED HOUSE ** PLEASANT POSITION ** OUTSKIRTS OF DURHAM ** WELL PRESENTED ** THREE BATHROOMS & THREE RECEPTIONS ** TERRACE OVERLOOKING FIELDS ** MODERN FITTINGS ** GARDENS & PARKING **

A rare opportunity to purchase a substantial and well presented detached home, occupying a generous plot in a pleasant position on the outskirts of Durham. This unique property offers a versatile layout with several spacious reception areas, ideal for families or those needing extra living space.

The ground floor comprises an entrance hallway, a bright dining room, a comfortable lounge, an additional sitting room, a cloakroom/WC, a modern kitchen breakfast room and a useful utility room. Upstairs are three double bedrooms, each served by its own bathroom, providing a level of convenience and privacy that's hard to find. There is also an outdoor terrace overlooking fields.

Externally, the property benefits from gardens to the front and rear, as well as off-street parking.

Browney is a small village ideally placed between the A690 and the A167, giving excellent access to Durham City and wider transport links. The A690 is well served by public transport, with Durham City just three and a half miles away. Browney Primary School serves the village, with further schooling available in Brandon, Meadowfield and Langley Moor. A village newsagent provides local convenience, while a wider range of shops and amenities can be found within a short drive.

INVINCIBLE
DAD'S THE BOSS

FRIENDS
The Television Series

GROUND FLOOR

Large Hallway
20'4" x 13'1" (6.2 x 3.99)

Lounge
20'4" x 13'1" (6.2 x 3.99)

Dining Room
17'5" x 12'4" (5.33 x 3.78)

Kitchen / Breakfast Room
16'11" x 12'4" (5.18 x 3.78)

Utility
8'9" x 6'11" (2.69 x 2.13)

Downstairs WC

FIRST FLOOR

Landing

Bedroom
17'7" x 12'5" (5.36 x 3.81)

En-Suite
9'10" x 6'0" (3.02 x 1.83)

Bedroom
12'11" x 10'0" (3.96 x 3.07)

En-Suite
6'3" x 6'0" (1.91 x 1.85)

Bedroom
13'5" x 12'4" (4.11 x 3.78)

Bathroom
13'6" x 7'4" (4.14 x 2.24)

Terrace

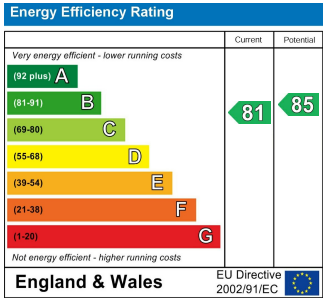
Agent's Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 20 Mbps, Ultrafast 10,000 Mbps
Mobile Signal/Coverage: Good/Average
Tenure: Freehold
Council Tax: Durham County Council, Band E - Approx. £3,118 p.a
Energy Rating: B

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.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

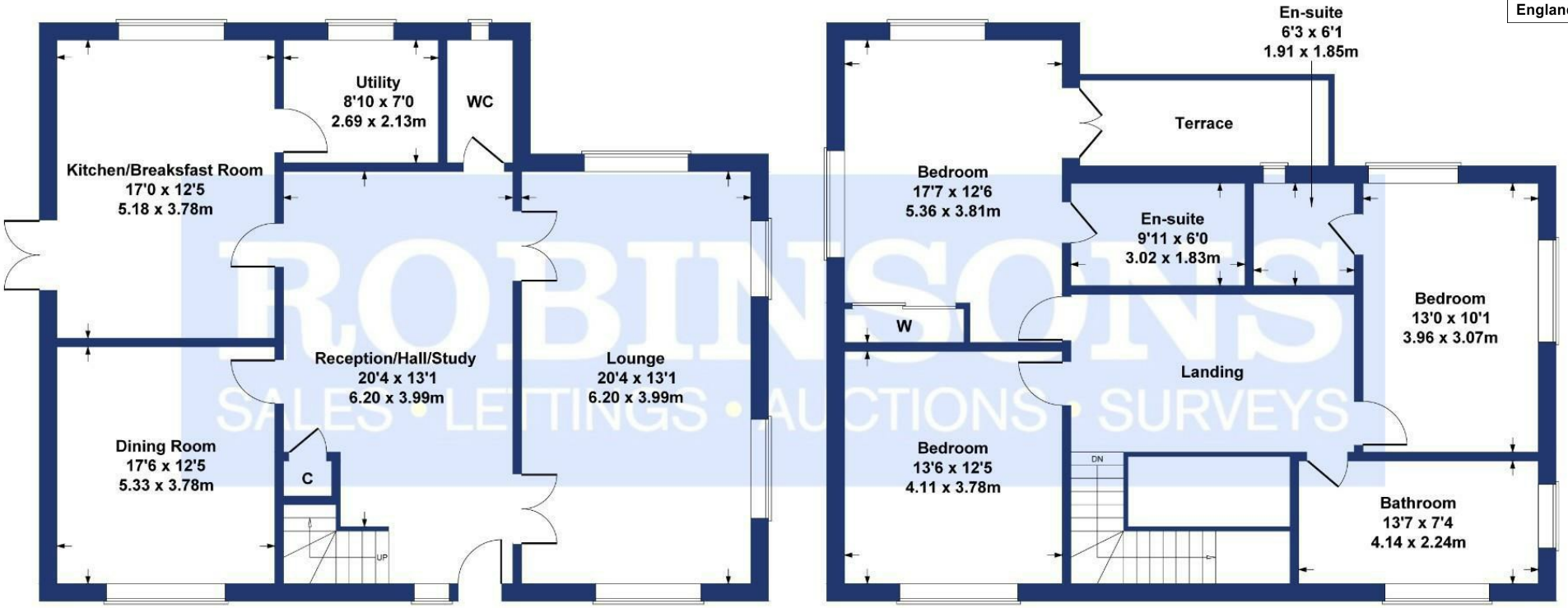
Premium Conveyancing
Get ready for speedier, smoother and more successful sales with Premium Conveyancing properties!
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes:
Evidence of title
Standard searches (regulated local authority, water & drainage & environmental)
Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.



Old Pit View

Approximate Gross Internal Area
2130 sq ft - 198 sq m



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. 2025

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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