



Newby Lane, High Pitington, DH6 1AW  
3 Bed - House - Semi-Detached  
£245,000

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# Newby Lane

## High Pittington, DH6 1AW

**\*\* RARELY AVAILABLE \*\* BEAUTIFULLY PRESENTED \*\* MUCH IMPROVED \*\* POPULAR VILLAGE LOCATION \*\* VIEWS OVER OPEN COUNTRYSIDE \*\* CONSIDERABLY EXTENDED \*\* MUST BE VIEWED \*\***

Offered to the market is this beautifully presented, extended, and much improved home which is located in the highly regarded and popular village of High Pittington, positioned between Durham and Sunderland.

There are a range of local amenities within itself including shops, popular schools, excellent network of roads close by providing easy access to the surrounding residential and commercial areas. The property will therefore appeal to a wide range of prospective purchasers.

Presented in immaculate decorative order throughout, the property has been modernised and improved to the very highest of standards which will become apparent upon internal inspection.

The original property has been considerably extended and now offers excellent family sized accommodation with the benefit of gas fired central heating, upvc double glazing and a beautiful Inglenook fireplace in the lounge.

Particular feature of the property is the 24ft kitchen/dining room which leads to a stunning garden room with vaulted ceiling. The bathroom is also a particular feature of the property having been refitted with a beautiful and luxuriously appointed suite and separate shower. The loft is floored and has Velux windows.

The property stands on a large plot with a detached garage, gated access for parking and a large rear garden with block paved and decked patio areas. The accommodation briefly comprises: entrance hall, cloakroom/wc, lounge with superb Inglenook fireplace with wood burning stove, extended and refitted kitchen/dining area leading to garden room, fitted utility room, three good size bedrooms, refitted bathroom with separate shower cubicle and a fixed staircase leading to the fully boarded loft. Externally enclosed front garden, large rear garden and detached garage.

EPC rating D  
Council tax band A





















## **GROUND FLOOR**

**Entrance Hallway**

**Downstairs WC**

**Lounge**

16'11" x 14'4" (5.16 x 4.39)

**Dining Kitchen**

24'2" x 7'10" (7.39 x 2.39)

**Utility Room**

**Garden Room**

14'5" x 8'2" (4.40 x 2.50)

## **FIRST FLOOR**

**Landing**

**Bedroom 1**

10'11" x 10'9" (3.35 x 3.28)

**Bedroom 2**

10'11" x 9'8" (3.35 x 2.95)

**Bedroom 3**

12'9" x 5'10" (3.89 x 1.80)

**Bathroom**





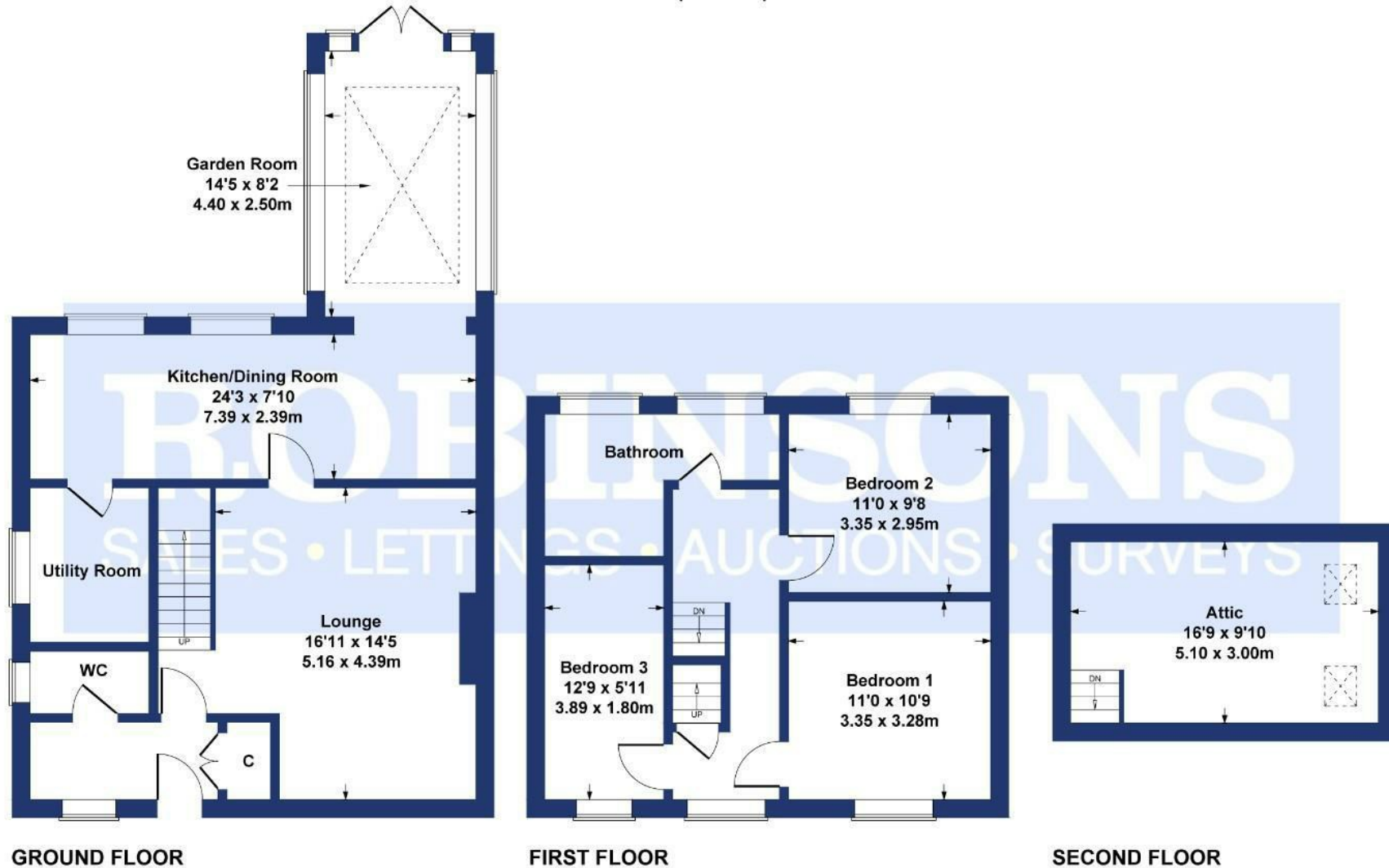




# Newby Lane

Approximate Gross Internal Area  
1410 sq ft - 131 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(39-60) <b>C</b>		
(22-38) <b>D</b>		
(9-21) <b>E</b>		
(2-8) <b>F</b>		
(1-1) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC



## 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

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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