



Palm Lea, Brandon, DH7 8SW  
3 Bed - House - End Terrace  
£99,950

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Located in the quiet cul-de-sac of Palm Lea, Brandon, Durham, this exceptionally well-presented three-bedroom end-terrace home is a true gem. Recently refurbished throughout, the property boasts a modern and inviting atmosphere, making it an ideal choice for families or professionals seeking comfort and convenience.

Upon entering, you will find two spacious reception rooms that offer versatility for both relaxation and entertaining. The heart of the home is the contemporary open-plan kitchen and dining area, perfect for family meals or hosting friends. Additionally, a useful utility room enhances practicality, ensuring that everyday tasks are effortlessly managed.

The property features three generously sized bedrooms, providing ample space for rest and personalisation. The modern family bathroom is designed with both style and functionality in mind, catering to the needs of a busy household.

Outside, the low-maintenance gardens offer a pleasant outdoor space without the burden of extensive upkeep, while off-street parking adds to the convenience of this lovely home. The property is sold with no onward chain, allowing for a smooth transition for the new owners.

Situated close to local amenities and bus routes, this home is not only peaceful but also well-connected, making it an excellent choice for those who appreciate both serenity and accessibility. With no properties overlooking it from the front or rear, you can enjoy a sense of privacy in this delightful residence. This is a wonderful opportunity to acquire a beautifully refurbished home in a sought-after location.



## GROUND FLOOR

### Entrance Hall

### Lounge

18'3" x 9'10" (5.58 x 3.02)

### Dining Area

10'8" x 10'5" (3.27 x 3.18 )

### Kitchen

8'8" x 7'9" (2.66 x 2.37)

### Utility

7'10" x 5'4" (2.41 x 1.65)

## FIRST FLOOR

### Landing

### Bedroom 1

12'6" x 9'10" 6'9" (3.82 x 3.01 2.08)

### Bedroom 2

10'8" x 10'2" (3.26 x 3.12)

### Bedroom 3

7'11" x 8'1" (2.42 x 2.48 )

### Bathroom

## EXTERNAL

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 16 Mbps, Superfast 80 Mbps,

Mobile Signal/Coverage: TBC

Tenure: Freehold

Council Tax: Durham County Council, Band A (£1701Min)

Energy Rating: D

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 authorities. Robinsons cannot accept liability for any information provided.

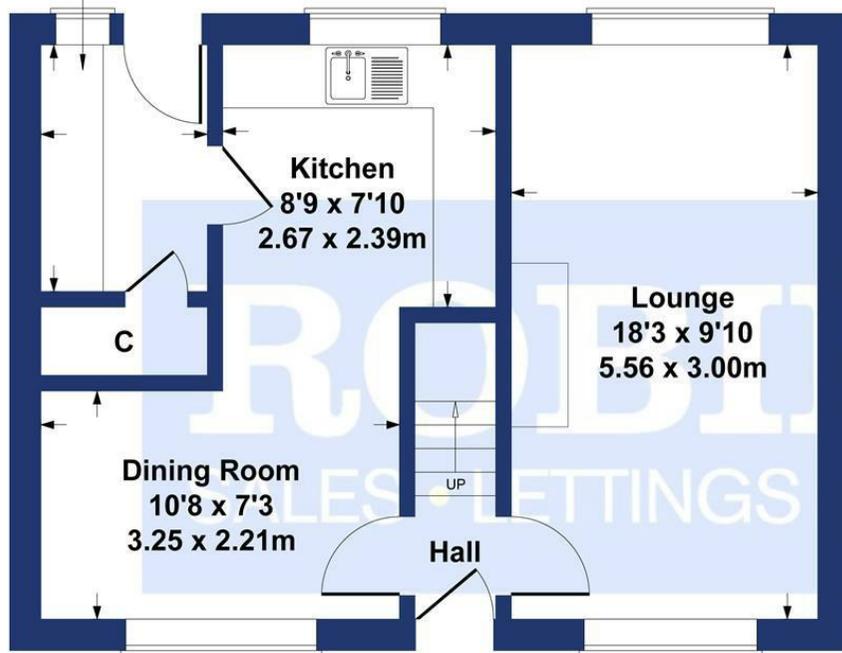




# Palm Lea

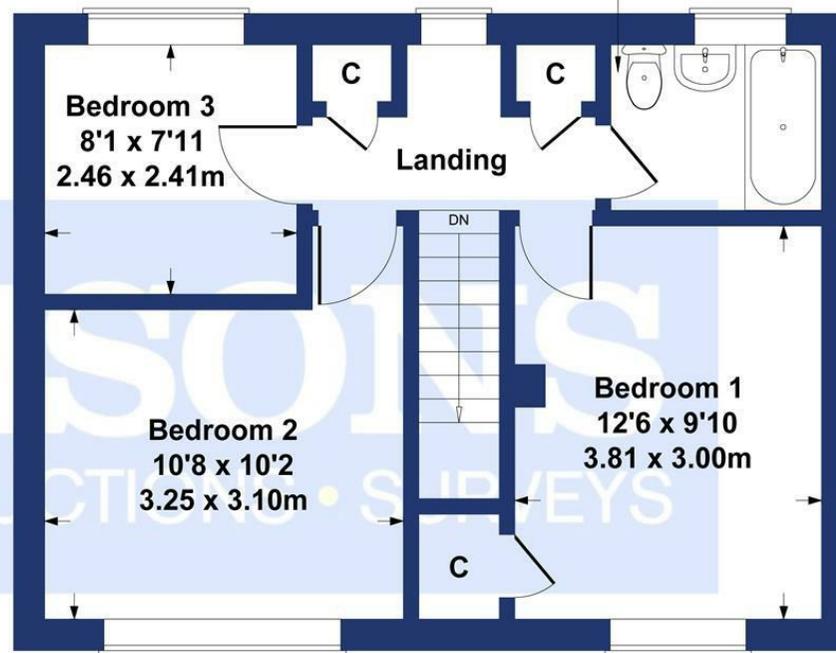
Approximate Gross Internal Area  
909 sq ft - 84 sq m

Utility  
7'10 x 5'4  
2.39 x 1.63m



GROUND FLOOR

Bathroom  
6'9 x 5'4  
2.06 x 1.63m



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.