



Hope Lane, Sherburn Village, DH6 1ER  
3 Bed - House - Semi-Detached  
£230,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Hope Lane

## Sherburn Village, DH6 1ER

Popular Village Location \*\* Superb Family or First Home \*\* Generous Rear Garden & Ample Parking \*\* Modern Kitchen & Two Bathrooms \*\*  
Outskirts of Durham \*\* Upvc Double Glazing & GCH \*\* Village Amenities & Good Road Links \*\* Early Viewing Advised \*\*

The property is approached via its welcoming front entrance, which opens into a spacious and elegant hallway where stairs rise gracefully to the first floor. To the right lies the beautifully proportioned open-plan living and dining room, a light-filled space perfect for both entertaining and relaxation, featuring French doors that open directly onto the rear garden.

The superbly refitted kitchen and breakfast room enjoys delightful views over the garden, thoughtfully designed to combine style and functionality. This room leads through to a practical utility area with a convenient external door to the rear.

Upstairs, the first floor offers three generous double bedrooms, each benefiting from built-in wardrobes. The principal bedroom features a contemporary en-suite shower room with WC, while the sumptuous main bathroom provides a serene retreat, complete with a separate double shower cubicle and elegant fittings.

Externally, the property enjoys a large driveway to the front, providing ample off-road parking and access to a spacious integral garage. The rear garden offers a wonderful degree of privacy, mainly laid to lawn with useful storage areas — an ideal setting for outdoor living and family enjoyment.

Perfectly positioned within easy reach of local shops and amenities in the highly sought-after village of Sherburn, the property also benefits from excellent access to Durham City Centre, just three miles away, offering a wide variety of shopping, dining, and leisure facilities. Sherburn Village is ideally placed for commuters, being only a short drive from the A1(M) Motorway Interchange, ensuring swift connections to surrounding regional centres.









## GROUND FLOOR

### Hallway

**Lounge and Dining Room**  
11'8 x 24'11 (3.56m x 7.59m)

**Kitchen Breakfast Room**  
14'1 x 9'9 (4.29m x 2.97m)

**Utility Room**  
6'7 x 5'4 (2.01m x 1.63m)

## FIRST FLOOR

**Bedroom**  
12'8 x 12'0 (3.86m x 3.66m)

**En-Suite**  
6'08 x 5'10 (2.03m x 1.78m)

**Bedroom**  
11'8 x 11'10 (3.56m x 3.61m)

**Bedroom**  
12'3 x 12'10 (3.73m x 3.91m)

**Bathroom**  
10'0 x 8'5 (3.05m x 2.57m)

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>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)

