



Brakespear Close, Durham City, DH1 4BF
4 Bed - House - Detached
O.I.R.O £495,000

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Brakespear Close Durham City, DH1 4BF

Offered for sale is this beautifully presented, incredibly spacious and very rarely available four bedroom detached house, situated in an exclusive cul-de-sac within a highly sought after part of Durham.

The property is finished to a high standard throughout and offers a superb layout comprising: entrance hallway, large lounge with dual aspect windows allowing plenty of natural light, a separate dining room which could also serve as a home office or playroom for growing families, and a stunning kitchen fitted with high quality wall and base units, space for a dining table, and French doors opening onto the rear garden. There is also a convenient downstairs WC.

Upstairs are four well-proportioned bedrooms, with the master benefiting from en-suite facilities, and several of the rooms featuring fitted bedroom furniture. A stylish white suite family bathroom completes the first floor.

Externally, the home has a front garden and a double-length driveway to the side leading to a detached garage.

To the rear is a large garden and patio area which enjoys a good degree of privacy.

Additionally, there is a further lawned area to the side which is currently owned by the original builder and maintained by the council; this may be available to purchase by separate negotiation, offering the potential for a generous wrap-around garden.

Brakespear Close is ideally placed within easy reach of Durham City Centre, while also benefiting from excellent transport links including the A167 and A1(M), making it perfect for commuters. There are a range of local amenities nearby including well-regarded schools, shops, and walking paths, as well as access to green spaces and woodland areas that enhance the peaceful and exclusive feel of the area.













GROUND FLOOR

Hallway

Lounge

20'11" x 11'1" (6.4 x 3.4)

Study / Dining Room

11'9" x 10'2" (3.6 x 3.1)

Kitchen

14'9" x 10'5" (4.5 x 3.2)

Downstairs WC

5'10" x 3'3" (1.8 x 1)

Garage

16'8" x 8'6" (5.1 x 2.6)

FIRST FLOOR

Landing

Bedroom

13'1" x 11'5" (4 x 3.5)

En-Suite

6'2" x 5'6" (1.9 x 1.7)

Bedroom

11'1" x 7'10" (3.4 x 2.4)

Bedroom

11'9" x 11'5" (3.6 x 3.5)

Bedroom

9'6" x 7'10" (2.9 x 2.4)

Bathroom

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

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £3118 p.a

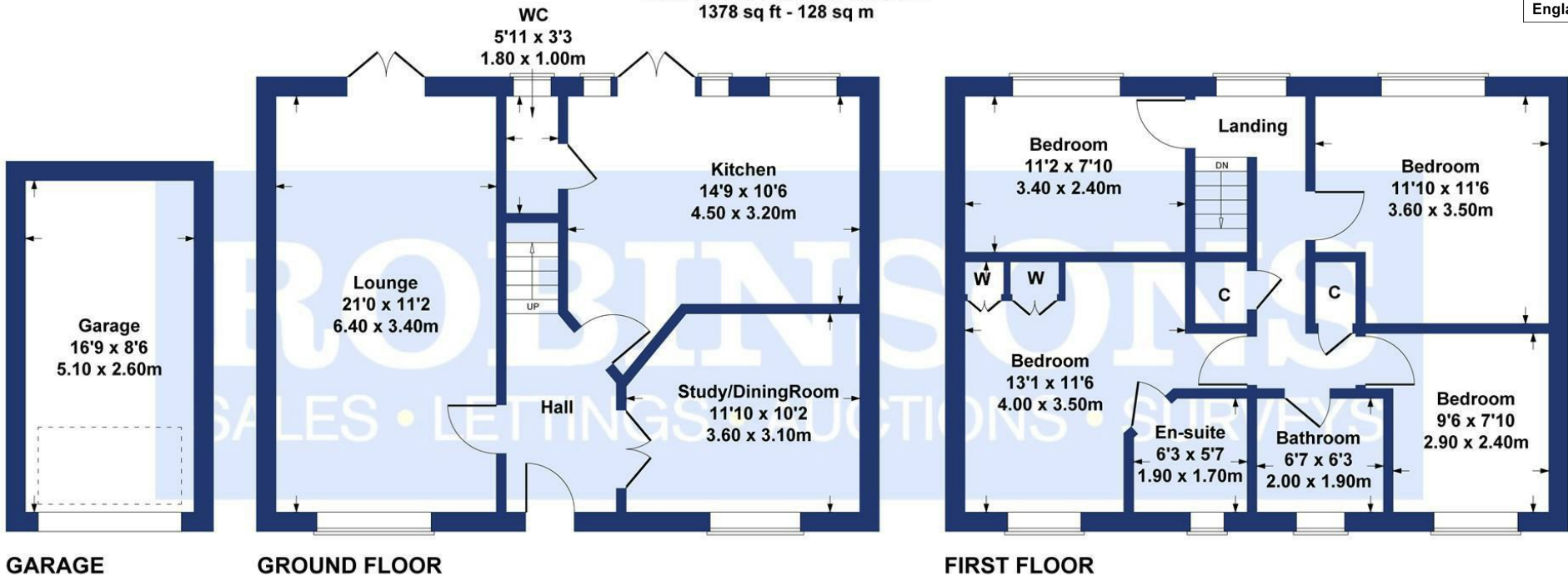
Energy Rating: TBC

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.



Brakespear Close

Approximate Gross Internal Area
1378 sq ft - 128 sq m



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		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.

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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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