



Broom Hall Drive, Broompark, DH7 7NX
3 Bed - House - Link Detached
Offers Over £170,000

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Broom Hall Drive Broompark, DH7 7NX

Stunning Link Detached ** Ideal Family or First Home ** Upgraded & Refurbished Throughout
** Sunny Rear Aspect ** Good Size Plot Offering Further Potential ** Popular Location **
Outskirts of Durham ** Upvc Double Glazing & GCH Via Combination Boiler ** Gardens,
Parking & Garage ** Must Be Viewed **

The floor plan comprises: inviting entrance hallway, comfortable light and airy through lounge and dining room, which has french doors out to the rear garden. The stunning kitchen has a range of integral appliances and leads through to the useful utility room. The convenient space has access to the garage and rear garden. The first floor has three bedrooms and family bathroom/WC which has over bath shower. Outside the property occupies a larger than usual plot and offers good potential. There are front and rear gardens, with the rear offering a sunny aspect, and the front provides parking leading to the single garage.

Broom Hall Drive stands within a sought-after development, nestled on the periphery of historic Durham City.

This vibrant community enjoys a wealth of conveniences, boasting an array of shopping outlets and leisure activities within Durham itself, while the nearby village of Ushaw Moor offers additional local amenities to cater to residents' needs.

Broom Hall Drive is ideally situated for exploring picturesque countryside and scenic cycle routes. Commuters are also well-served, thanks to the convenient proximity to major transportation arteries. A regular bus service passes through the development, ensuring seamless connectivity to the wider region. Moreover, the A690, A1(M), and A19 Highways are mere minutes away by car, facilitating easy access to neighbouring urban hubs and beyond. Whether you seek the tranquillity of nature or the bustle of city life, Hollywell Court offers the perfect balance of suburban serenity and connectivity to fulfil diverse lifestyles.











GROUND FLOOR

Hallway

Lounge Dining Room

12'4 x 23'0 (3.76m x 7.01m)

Kitchen

9'9 x 8'4 (2.97m x 2.54m)

Utility Room

7'8 x 6'2 (2.34m x 1.88m)

Garage

16'10 x 7'8 (5.13m x 2.34m)

FIRST FLOOR

Bedroom

11'11 x 12'0 (3.63m x 3.66m)

Bedroom

11'11 x 8'8 (3.63m x 2.64m)

Bedroom

8'3 x 7'11 (2.51m x 2.41m)

Bathroom/WC

8'8 x 5'5 (2.64m x 1.65m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 53 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1801 p.a

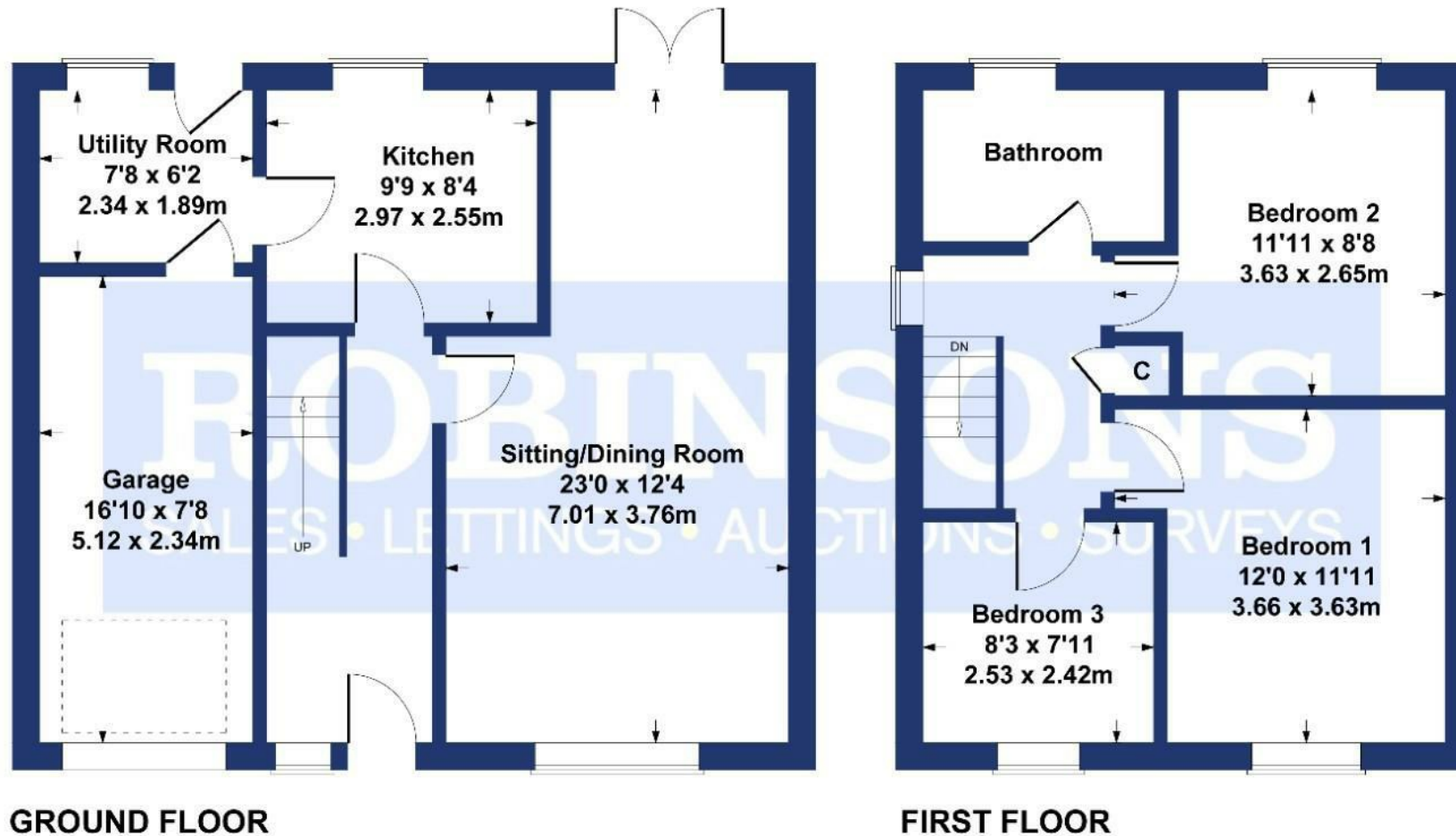
Energy Rating: C

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.

Broom Hall Drive

Approximate Gross Internal Area
1076 sq ft - 100 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

