



Priors Grange, High Pittington, DH6 1DB
3 Bed - Bungalow - Detached
O.I.R.O £239,995

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Priors Grange

High Pittington, DH6 1DB

No Upper Chain ** Rarely Available Detached Bungalow ** Pleasant Cul-De-Sac Position ** Well Presented & Maintained ** Private Rear Aspect ** Popular Village Location ** Attractive Gardens ** Spacious Driveway Parking & Garage ** Double Glazing & GCH Via Combi ** Must Be Viewed **

The floor plan features a thoughtfully designed layout that includes: an inviting entrance hallway, a versatile double bedroom that can alternatively serve as an additional reception room, a modern fitted kitchen, a single bedroom, a convenient wet room with WC, a separate WC, and a comfortable lounge area with patio doors opening to a lean-to conservatory. Additionally, there is a second spacious double bedroom, providing ample accommodation options.

Outside, the property is situated in a delightful cul-de-sac within a highly sought-after development. The front of the property boasts a neatly maintained garden and a generous driveway offering ample parking space, which leads to a single garage. The rear garden is enclosed, offering a sense of privacy and tranquillity. It features a combination of lawn and patio areas, perfect for outdoor relaxation or entertaining while enjoying the benefit of a private aspect.

Priors Grange is a highly regarded residential development located on the outskirts of High Pittington. The area offers convenient access to a local primary school, village hall, and shop. Within walking distance, residents can enjoy a restaurant, pub, and the historic Grade I listed church, which provides access to scenic rural footpaths and open fields. The development is also within easy driving distance of Durham City Centre, offering a wide range of shopping, recreational facilities, and amenities. High Pittington benefits from excellent connectivity, being just a short drive from the A690 Durham to Sunderland Highway, which provides convenient road links to other regional hubs.









Entrance Hallway

Kitchen

9'09 x 8'08 (2.97m x 2.64m)

Bedroom or Reception Room

11'08 x 8'04 (3.56m x 2.54m)

Bedroom

11'08 x 7'05 (3.56m x 2.26m)

Wet Room/WC

8'03 x 7'04 (2.51m x 2.24m)

Separate WC

Lounge

17'07 x 12'04 (5.36m x 3.76m)

Lean To Conservatory

9'11 x 7'09 (3.02m x 2.36m)

Bedroom

11'11 x 9'01 (3.63m x 2.77m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 78 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

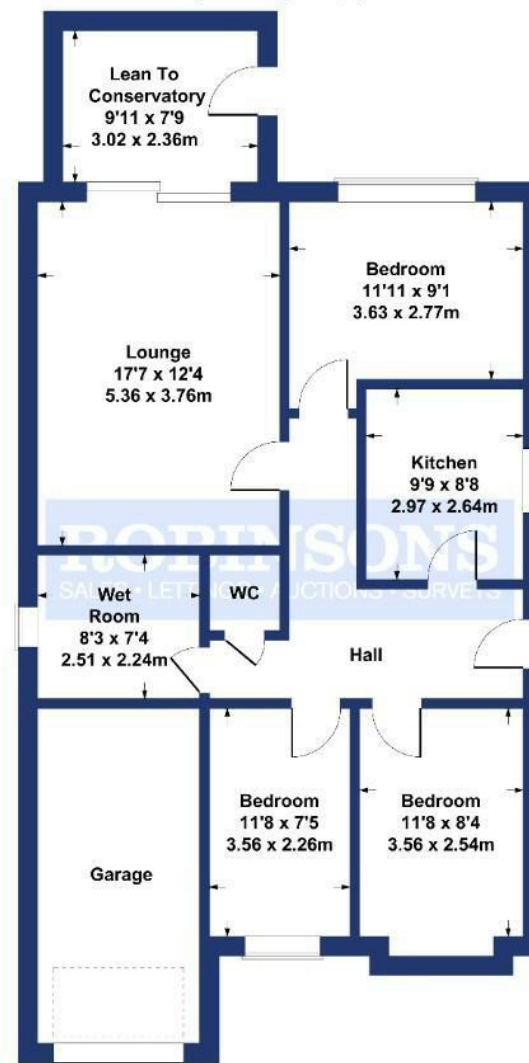
Energy Rating: D

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 appropriate authorities. Robinsons cannot accept liability for any information provided.



Priors Grange

Approximate Gross Internal Area
916 sq ft - 85 sq m
(Excluding Garage)



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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		67
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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.



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