



High Croft, Brandon, DH7 8PP
4 Bed - House - Detached
O.I.R.O £253,000

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High Croft Brandon, DH7 8PP

Superbly Family Detached Home ** Extended & Spacious Floor Plan ** Superbly Presented Throughout ** Pleasantly Situated ** Garage, Gardens & Good Size Driveway ** Small Popular Village Development ** Good Local Amenities & Road Links ** Upvc Double Glazing & GCH Via Combination Boiler ** Early Viewing Advised **

The floor plan comprises: entrance hallway, comfortable lounge with bay window and feature fireplace, double doors open to the open plan and extended living, kitchen and dining room. The kitchen is fitted with a modern range of units, quartz work surfaces, integral fridge, dishwasher, double oven and microwave. The dining area has space for table and chairs with walk through to the garden/living room. There is also a useful utility room which has doors to the garage, side external and cloak/wc. The first floor has four good sized bedrooms, master en-suite shower room/wc and family bathroom/wc. Outside the property occupies a pleasant cul-de-sac position with front and rear gardens. The front provides driveway parking for numerous vehicles, which leads to the single car garage. The rear garden is enclosed with pleasant patio areas and easy maintainable astro turf lawn.

There are local neighbourhood shops available within Brandon, as well as nearby Langley Moor and Meadowfield, with more comprehensive shopping, recreational facilities and amenities available within Durham City Centre, which lies approximately 4 miles distant. It is within a few minutes drive of the A(690) Highway which offers access to Willington and Crook to the West and Durham City and the A(167) Highway to the East.

EPC rating C

Council tax band D - approx. £2203













GROUND FLOOR

Entrance Hallway

Lounge

15'8 x 11'0 (4.78m x 3.35m)

Open Plan Living, Kitchen Dining Room

Kitchen

12'0 x 9'2 (3.66m x 2.79m)

Dining Area

9'3 x 8'9 (2.82m x 2.67m)

Garden/Living Room

8'0 x 8'08 (2.44m x 2.64m)

Utility Room

8'9 x 5'4 (2.67m x 1.63m)

WC

5'4 x 2'10 (1.63m x 0.86m)

Garage

15'8 x 7'8 (4.78m x 2.34m)

FIRST FLOOR

Bedroom

12'8 x 10'10 (3.86m x 3.30m)

En-Suite

6'01 x 5'0 (1.85m x 1.52m)

Bedroom

19'04 x 8'0 (5.89m x 2.44m)

Bedroom

11'2 x 9'7 (3.40m x 2.92m)

Bedroom

9'07 x 8'09 (2.92m x 2.67m)

Bathroom/WC

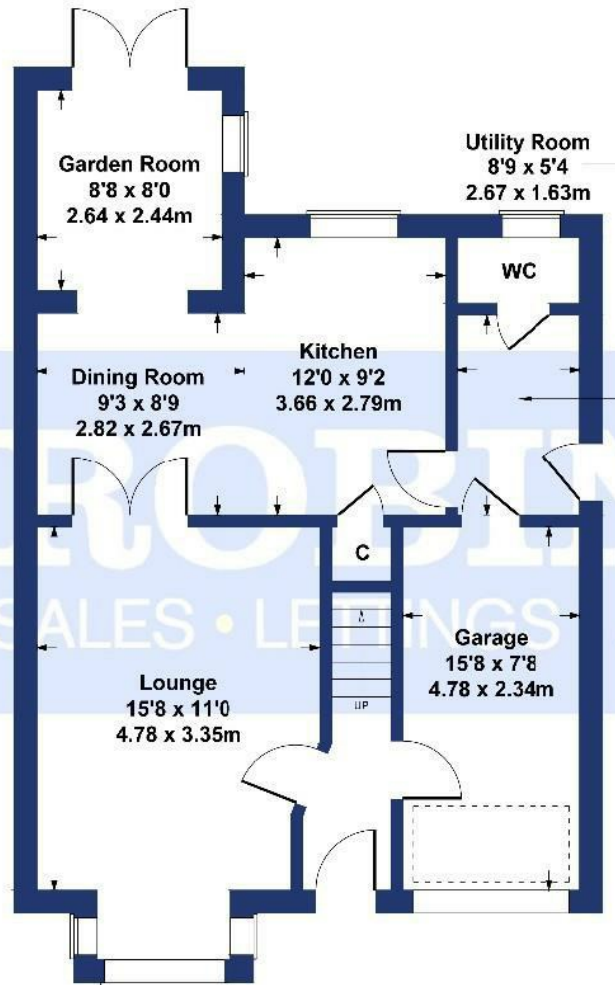
6'09 x 5'11 (2.06m x 1.80m)



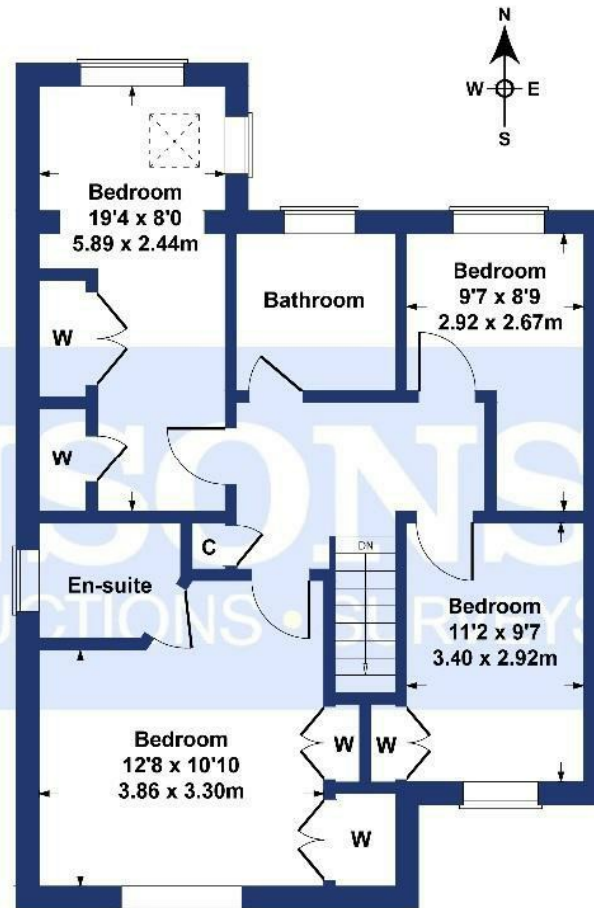


High Croft

Approximate Gross Internal Area
1407 sq ft - 131 sq m



GROUND FLOOR



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. 2023

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	

80

70

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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