Prebends Field, Gilesgate, DH1 1HJ
4 Bed - House - Semi-Detached
O.I.R.O £280,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Prebends Field
Gilesgate, DH1 1HJ

Fabulous Home on a Generous Plot ** Stunning Gardens & Ample Parking ** Extended & Remodelled Living Space ** Quality Modern Fittings ** Popular Location ** Must Be Viewed

Occupying an impressive corner plot within a highly sought-after cul-de-sac, this exceptional four-bedroom semi-detached home has been beautifully extended and finished to an outstanding standard throughout. Offering spacious, versatile accommodation, stunning gardens and superb outdoor entertaining space, this remarkable home is perfectly suited to families and professionals alike.

The property enjoys ample driveway parking together with a garage, partly converted to create a fantastic gym and recreational space, whilst still providing excellent storage.

The accommodation begins with an entrance porch leading into an inviting hallway. A versatile additional reception room, created through a garage conversion, is ideal as a home office, snug or playroom. The comfortable living room flows effortlessly into the stunning open-plan kitchen/dining room, the true heart of the home, beautifully fitted with a quality range of contemporary units, integrated appliances and generous dining space. French doors open directly onto the fabulous rear patio, creating seamless indoor and outdoor living. A practical utility room completes the ground floor.

To the first floor are four well-proportioned bedrooms together with a luxurious family bathroom/WC featuring a contemporary suite with both a bath and separate walk-in shower.

Externally, the generous corner plot boasts beautifully maintained gardens with superb patio areas enjoying sunny aspects, providing the perfect setting for relaxing, entertaining and family life.

Combining high-quality finishes, flexible living space and an enviable location, this outstanding home is ready to move straight into and offers an exceptional lifestyle opportunity. Early viewing is highly recommended to fully appreciate the quality, space and setting on offer.

© Robinsons Estate Agents

© Robinsons Estate Agents

© Robinsons Estate Agents

© Robinsons Estate Agents

© Robinsons Estate Agents

© Robinsons Estate Agents

© Robinsons Estate Agents

© Robinsons Estate Agents

© Robinsons Estate Agents

© Robinsons Estate Agents

Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331 p.a
Tenure: Freehold
Estate Management Charge – NA
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – Extended and remodelled. Garage conversions.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

© Robinsons Estate Agents

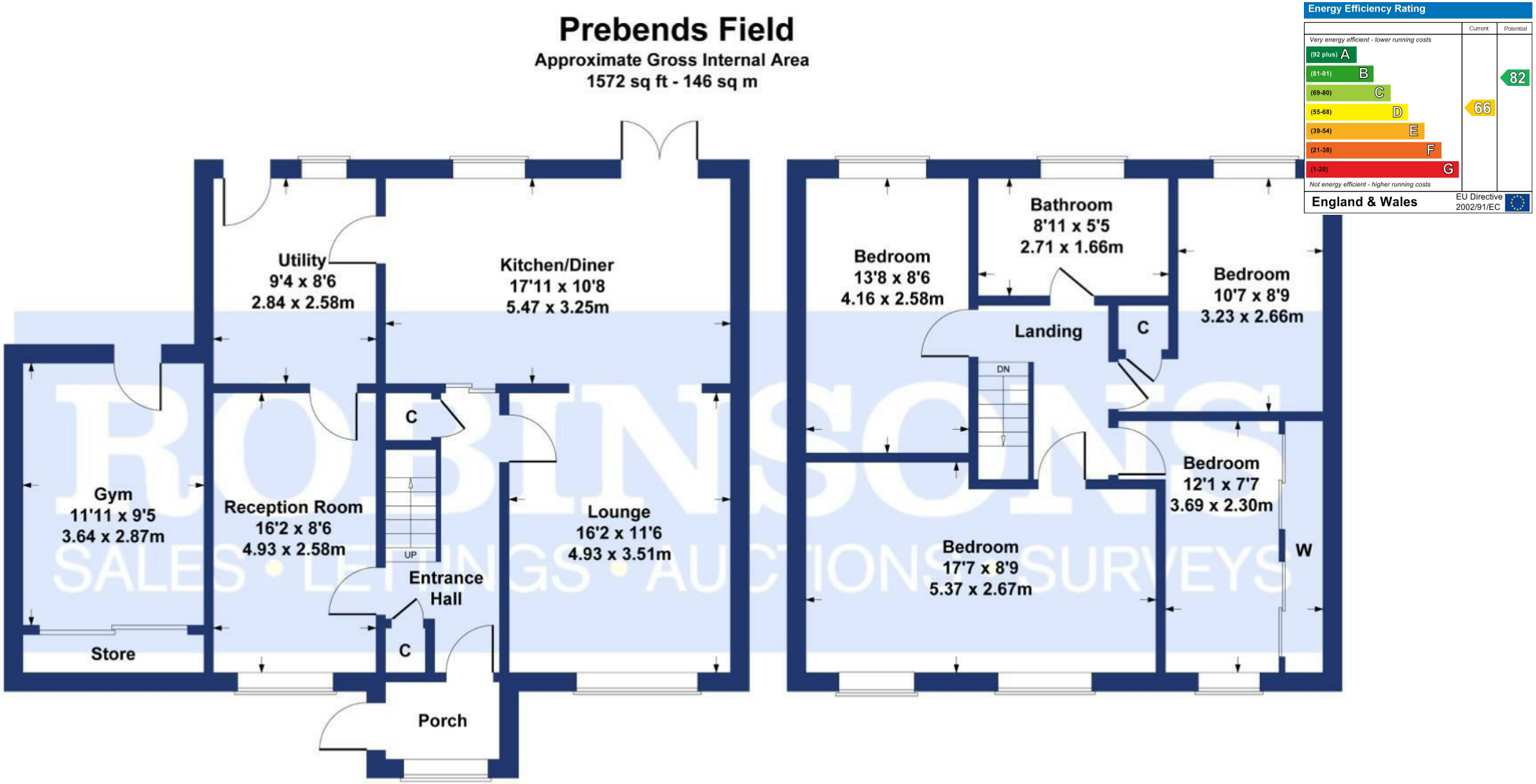
© Robinsons Estate Agents

© Robinsons Estate Agents

© Robinsons Estate Agents

Prebends Field

Approximate Gross Internal Area
1572 sq ft - 146 sq m



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. 2026

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

RICS

ARLA
Association of Residential Letting Agents

mortgage CHOICE
from Robinsons