



Wantage Road, Carrville, DH1 1LP
2 Bed - Bungalow - Semi Detached
O.I.R.O £200,000

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Wantage Road Carrville, DH1 1LP

No Upper Chain ** Superb Bungalow ** Pleasant Position With Private Rear Aspect ** Upgraded & Well Presented Throughout ** Popular & Convenient Location ** Ample Parking ** Garage (now utility room & a store area with remote roller door) ** Upvc Double Glazing & GCH ** Early Viewing Advised **

The floor plan comprises: entrance hallway, comfortable lounge, modern fitted kitchen with French doors to the rear garden, large double bedroom which overlooks the garden and a good sized single bedroom. There is a modern fitted shower room/WC having a double walk in shower. Outside, the property occupies a pleasant position in a very popular and convenient location. The front provides ample parking, whilst the rear garden is enclosed with a high degree of privacy and pleasant patio areas.

We are confident that this property will garner significant attention due to its outstanding placement in Carrville. It's conveniently situated just a stroll away from the bustling high street, and its location is particularly advantageous for individuals who commute via the A690 or the A1(m). With regular city-bound bus services and the nearby Park and Ride Carrville hub, daily travel to the city centre is effortless.

In close proximity to the property, there are multiple educational options for children. These include Belmont Church of England Primary School, St. Thomas More Roman Catholic Primary School, Belmont Cheveley Park Primary School, and Belmont Community Secondary School. All of these schools are situated within half a mile of the property, providing a range of choices for local families.









Entrance Hallway

Lounge

16'11 x 12'0 (5.16m x 3.66m)

Kitchen

10'0 x 9'3 (3.05m x 2.82m)

Bedroom

13'0 x 12'0 (3.96m x 3.66m)

Bedroom

10'0 x 9'3 (3.05m x 2.82m)

Shower Room/WC

Garage (Now Utility Area & Store)

17'11 x 7'7 (5.46m x 2.31m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3Mbps, Superfast 63Mbps, Ultrafast 10000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1984 p.a

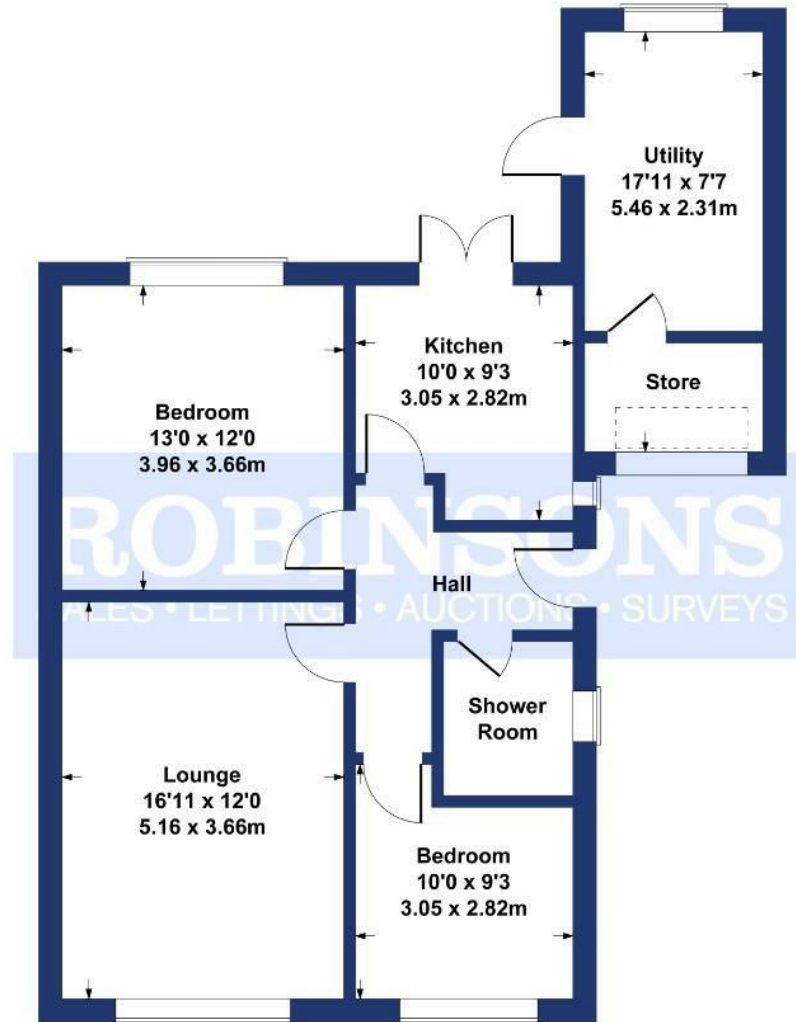
Energy Rating: D



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.

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Approximate Gross Internal Area
801 sq ft - 74 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(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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