



Beechways, Whitesmocks, DH1 4LG
4 Bed - House - Detached
Offers Over £450,000

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Beechways

Whitesmocks, DH1 4LG

No Upper Chain ** Competitive Price ** New Boiler & Kitchen ** Must Be Viewed ** Fabulous Family Home ** Upgraded & Well Presented Throughout ** New Carpets & Flooring ** Rarely Available ** Prime Location ** Private Rear Aspect ** Ample Driveway Parking ** Close to Good Schools & Major Transport Links ** Pleasant Exclusive Cul-De-Sac **

The floor plan briefly comprises: entrance hallway with door to garage, cloak/WC, lounge, dining room, garden room and modern kitchen breakfast room. On the first floor there are four bedrooms, the master bedroom having built in wardrobes and en-suite shower room/WC, and there is a family bathroom/WC. There are gardens to the front and rear with lawns, borders, plants and shrubs. The garage is integral, but has been slightly reduced in size, due to the kitchen being enlarged, but there is ample driveway parking.

Whitesmocks is a sought-after residential area in Durham, known for its peaceful atmosphere and attractive properties. It offers an ideal setting for families, professionals, and retirees seeking a blend of suburban tranquillity with easy access to Durham City Centre. The area is well-connected via local transport links, including regular bus services to the city and surrounding areas, and Durham train station is only a short drive away, offering direct routes to major cities like Newcastle, York, and London. For families, there are several well-regarded schools nearby, including Durham Johnston Comprehensive School, St Leonard's Catholic School, and various primary schools, making it a prime location for those with children. Whitesmocks provides a perfect balance of suburban living with the convenience of Durham's amenities, including shops, restaurants, and leisure facilities, just a stone's throw away.





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Agent Notes

Council Tax: Durham County Council, Band F - Approx. £3685 p.a

Tenure: Freehold

Estate Management Charge – None known

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating via new combination boiler

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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

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.

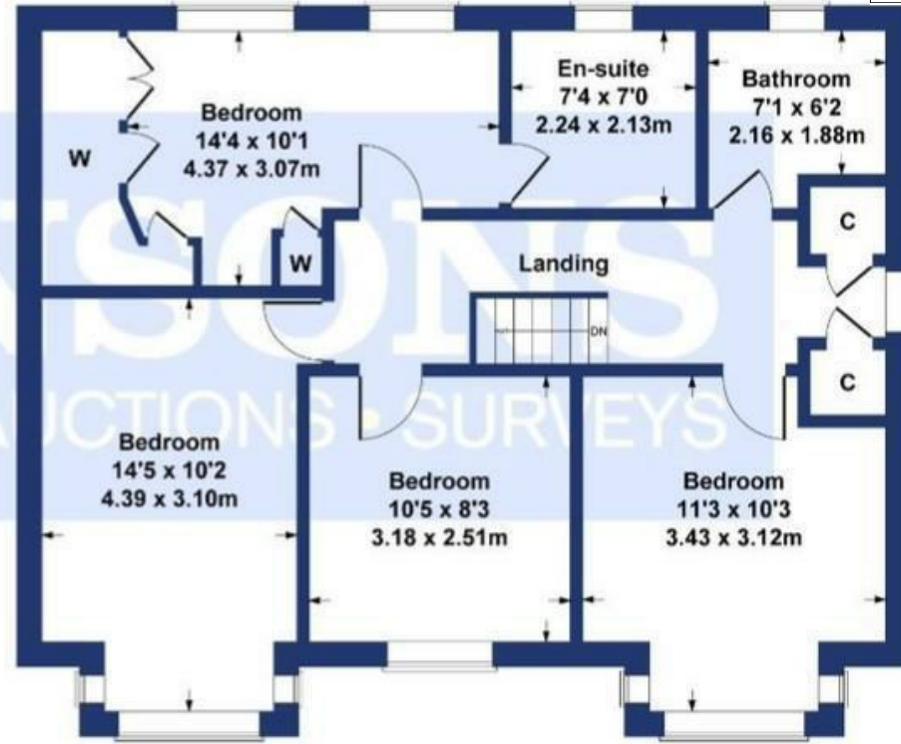
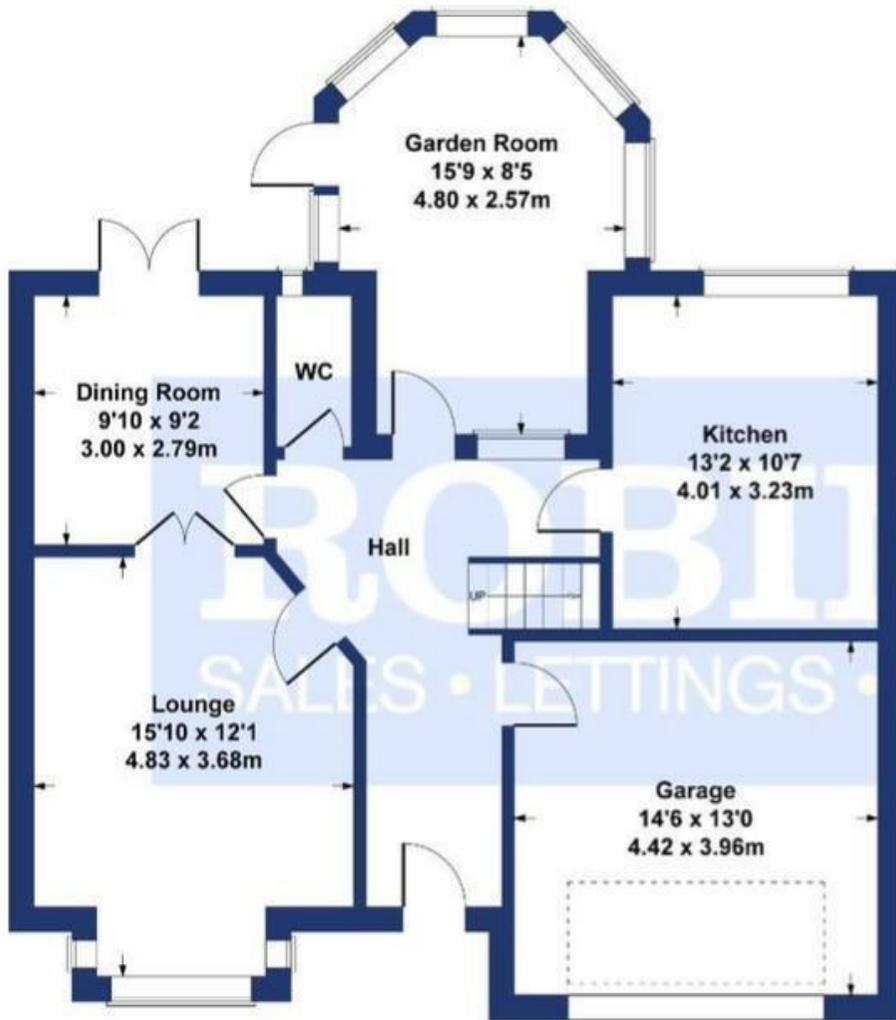
Accessibility/Adaptations – None known

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	75
		EU Directive 2002/91/EC

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. 2024

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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