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Hogarth Close, Ushaw Moor, DH7 7SA
3 Bed - House - Detached
£200,000

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Hogarth Close

Ushaw Moor, DH7 7SA

Superb Detached Home ** Spacious Layout ** Ideal Starter or Family Property ** Pleasant Position ** Gardens, Parking & Garage ** Good Size Rear Garden ** Integrated Kitchen ** Outskirts of Durham ** Early Viewing Advised

The layout of the property features an entrance hallway that creates a welcoming ambiance for the entire living area. Additionally, there's a versatile separate dining room or study, a cosy living room that seamlessly connects to the rear garden and patio through French doors, and a modern kitchen equipped with various units, integrated appliances and an external side door. A practical cloakroom/WC finishes off the ground floor for added convenience.

Moving upstairs, the first floor boasts three spacious bedrooms, including a master bedroom with its own en-suite shower room/WC. A stylish family bathroom/WC with an appealing white suite caters to the needs of the household, ensuring both elegance and functionality.

Hogarth Close is located within a contemporary and highly sought-after residential development on the outskirts of Durham City, approximately 3 miles away. The area offers a wide array of shopping and recreational options in Durham, while Ushaw Moor village itself, provides a selection of local amenities for convenience. Moreover, the village's advantageous position allows easy access to scenic countryside walks, cycle tracks, and practical commuting links, including regular bus services. Additionally, the property enjoys a short drive to major highways like A690, A1(M), and A19, facilitating excellent road connections to various regional centres.



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Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331 p.a

Tenure: Freehold

Estate Management Charge – Yes approx. £180pa

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 – 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.

Accessibility/Adaptations – None known

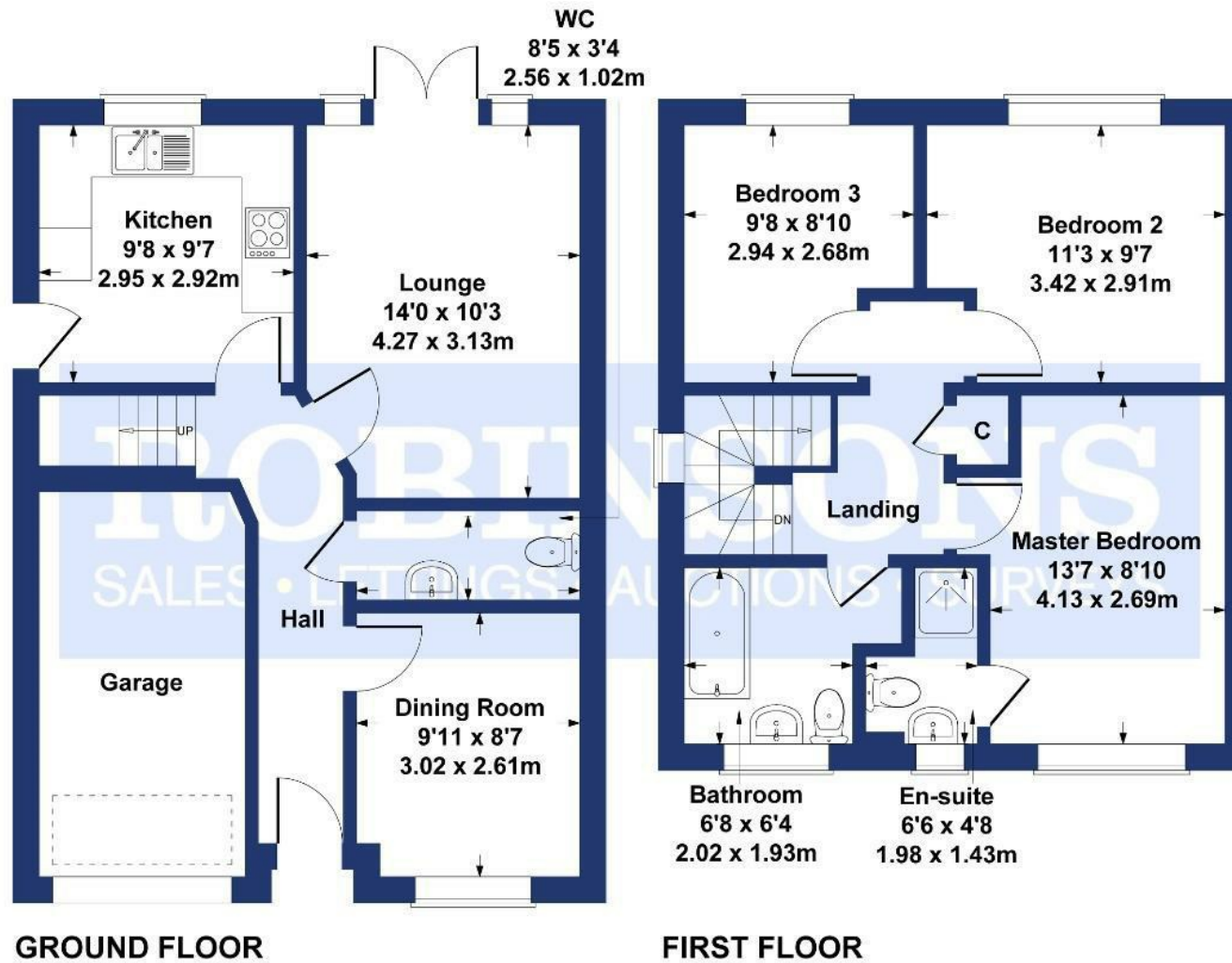
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

Hogarth Close

Approximate Gross Internal Area
1044 sq ft - 97 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		93
(81-81)	B	82	
(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	

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. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.



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