



Kirkfields, Sherburn Hill, DH6 1PR  
3 Bed - House - Semi-Detached  
O.I.R.O £145,000

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# Kirkfields

## Sherburn Hill, DH6 1PR

Modern Family or First Home \*\* Double Driveway \*\* Enclosed Rear Garden with Sunny Aspect  
\*\* Re-Fitted Kitchen Breakfast Room \*\* Outskirts of Durham \*\* Access to Major Road Links & Village Amenities \*\* Must Be Viewed \*\*

The internal accommodation comprises; entrance hallway, cloakroom/WC, re-fitted kitchen breakfast room with gloss tiled flooring, breakfast bar and a range of integral appliances. The rear lounge offers good relaxation space and has French doors to the rear garden. The first floor has three bedrooms and a family bathroom/WC. Outside, the property has a pedestrianised area to the front, side gated access which leads to the enclosed rear garden with sunny aspect. There is also ample driveway parking.

The property occupies a pleasant position within the semi-rural village of Sherburn Hill, situated just about 5 miles from the bustling heart of Durham City. This location offers residents the perfect blend of tranquillity and convenience, with Durham City centre providing comprehensive shopping, recreational facilities, and various amenities.

The village of Sherburn itself has local amenities, providing the essentials and access to national cycle routes. For a broader range of services, residents can easily access the nearby Sherburn Village, adding to the overall convenience of daily life.

One of the significant advantages of this property is its excellent connectivity for commuting purposes. The property is strategically positioned, providing easy access to major roadways such as the A690, A19, and the A1(M). This makes this an ideal residence for those who seek the tranquillity of village life without sacrificing accessibility to essential transportation routes.



















## GROUND FLOOR

Entrance Hallway

WC

**Kitchen / Breakfast Room**

13'4" x 11'7" (4.06 x 3.53)

**Lounge**

14'8" x 11'8" (4.47 x 3.56)

## FIRST FLOOR

**Bedroom One**

14'8" x 9'7" (4.47 x 2.92)

**Bedroom Two**

9'9" x 8'4" (2.97 x 2.54)

**Bedroom Three**

6'8" x 5'11" (2.03 x 1.80)

**Bathroom/WC**

## Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

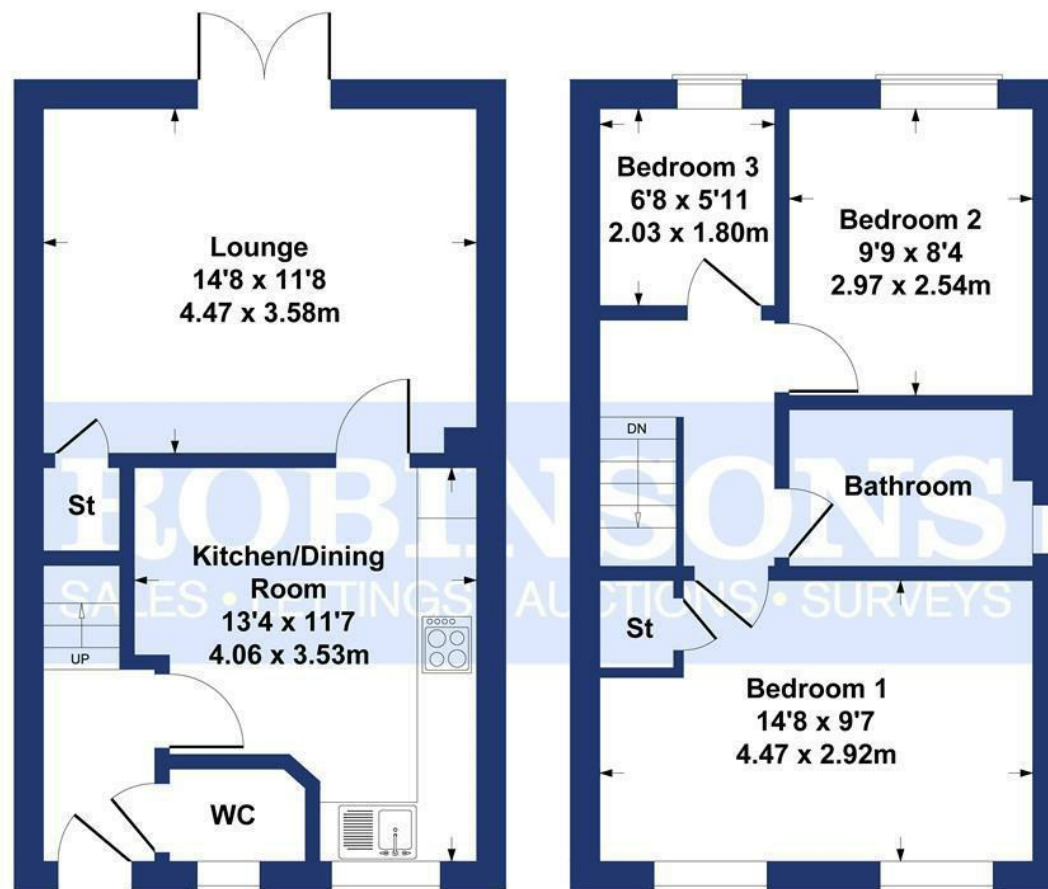
Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Energy Rating: B

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.

# Kirkfield

Approximate Gross Internal Area  
745 sq ft - 69 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.





1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
[info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

