



Outberry Way, DH1 2FP
4 Bed - House - Semi-Detached
£300,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Outberry Way , DH1 2FP

* BEAUTIFULLY PRESENTED * INCREDIBLY SPACIOUS * PRINCIPAL SUITE WITH EN SUITE * LARGE GARAGE * AMPLE OFF STREET PARKING * DOWNSTAIRS WC * SOUGHT AFTER MODERN DEVELOPMENT *

Occupying an attractive position within this modern development, this beautifully presented home offers incredibly spacious accommodation over three floors together with excellent quality fixtures and fittings throughout. The property is ideal for a variety of buyers and benefits from a superb principal suite, generous living space and excellent access to Durham City.

The floorplan comprises an entrance hallway, downstairs WC, fabulous fitted kitchen and a large lounge with French doors opening onto the rear garden, creating a bright and welcoming living space.

To the first floor there are three well-proportioned bedrooms and a modern family bathroom.

The second floor is dedicated to an exceptional principal suite, comprising a large bedroom with Velux window, dressing and wardrobe area, and an attractive en suite shower room.

Externally, the property benefits from an enclosed rear garden, while to the side there is a long driveway providing ample off-street parking and leading to a deceptively spacious garage offering excellent storage or workshop potential.

Outberry Way forms part of the popular Dragonville area of Durham and is ideally positioned for access to Durham City centre, Gilesgate and Dragonville Retail Park, where there is an excellent range of supermarkets, national retailers, restaurants and everyday amenities.

The area is particularly popular with commuters due to its excellent road links via the A690 and nearby A1(M), providing straightforward access throughout the North East.

There are also well-regarded schools, leisure facilities and pleasant walking routes nearby, making this a highly desirable location for families and professionals alike.













GROUND FLOOR

Hallway

Lounge/Dining Room 16'8" x 15'1" (5.1 x 4.6)

Kitchen

13'9" x 7'10" (4.2 x 2.4)

Downstairs WC

5'6" x 2'7" (1.7 x 0.8)

FIRST FLOOR

Landing

Bedroom 2

14'5" x 8'6" (4.4 x 2.6)

Bedroom 3

12'1" x 8'6" (3.7 x 2.6)

Bedroom 4

9'2" x 6'2" (2.8 x 1.9)

Bathroom

7'2" x 6'2" (2.2 x 1.9)

SECOND FLOOR

Landing

Bedroom 1

17'8" x 11'5" (5.4 x 3.5)

En-Suite

9'6" x 6'2" (2.9 x 1.9)

AGENT'S NOTES

Council Tax: Durham County Council, Band D - Approx £2551pa

Tenure: Freehold, estate management charges may apply

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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

Probate – NA

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. The estate still has some building work taking place.

Accessibility/Adaptations – no

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

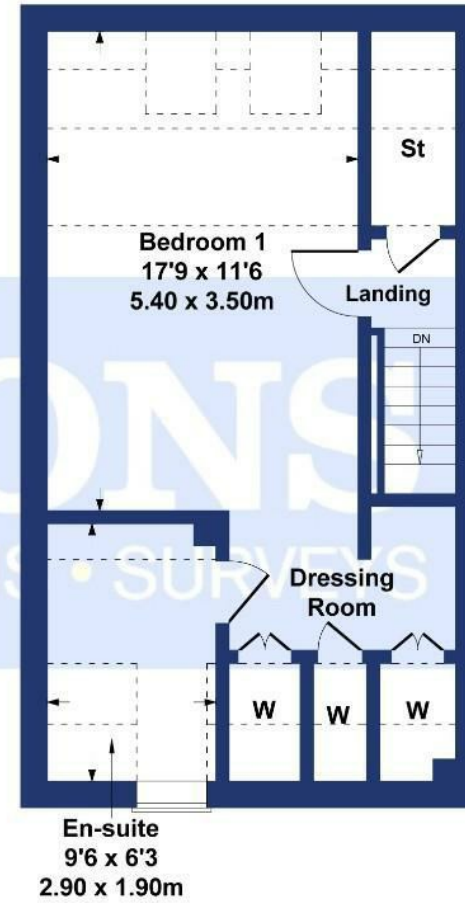
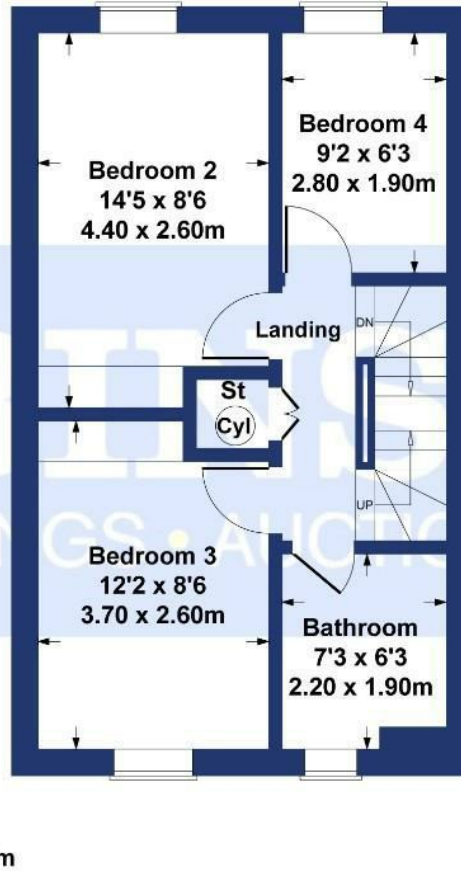
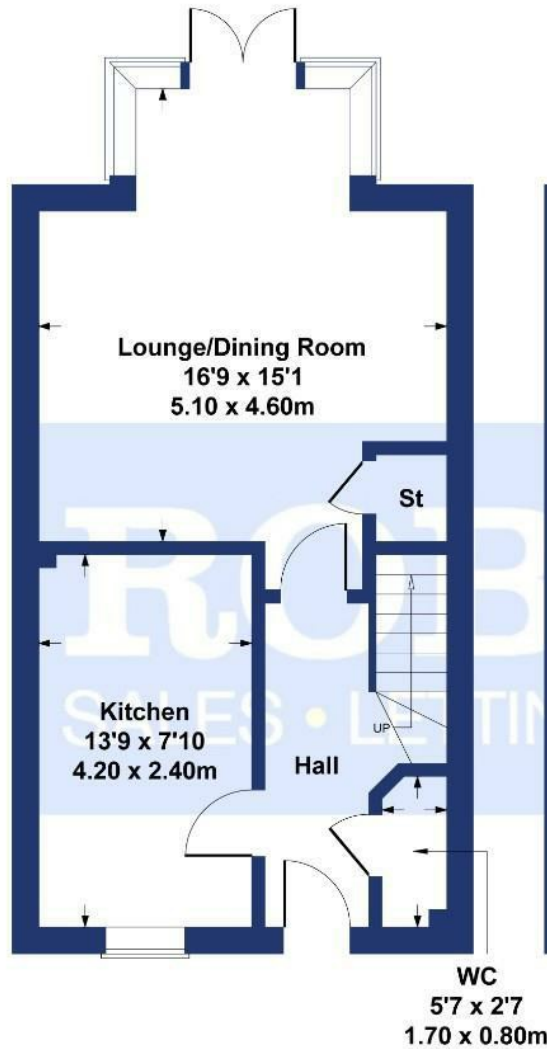
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.



Outberry Way

Approximate Gross Internal Area
1249 sq ft - 116 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B	90	90
(49-60) C		
(35-48) D		
(23-34) E		
(15-22) F		
(1-14) 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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

