



Kirkfields, Sherburn Hill, DH6 1PR
3 Bed - House - Semi-Detached
£165,000

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Kirkfields

Sherburn Hill, DH6 1PR

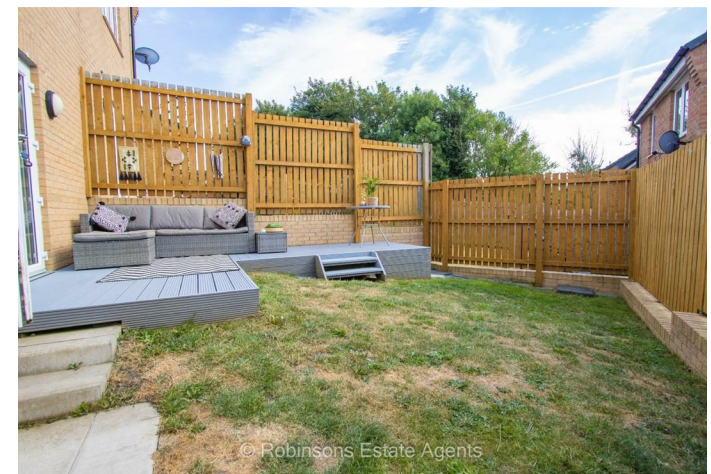
**** Modern Town House ** Ideal Family or First Home ** Outskirts of Durham ** Good Access to Road Links ** Local Countryside Near by ** Pleasant Position & Plot ** Garage & Parking ** Gardens With Sunny Rear Aspect ** Double Glazing & GCH**

The accommodation is thoughtfully arranged over three floors and briefly comprises an entrance hallway, cloakroom/WC and a well-appointed kitchen/diner, fitted with a range of modern units, incorporating selected integrated appliances and providing ample space for a dining table and chairs. The comfortable lounge is positioned to the rear, with French doors opening directly onto the rear garden patio.

To the first floor are two bedrooms, a useful study area and a family bathroom/WC. The second floor is dedicated to an impressive and spacious principal bedroom suite, complete with its own en-suite shower room/WC.

Externally, the property occupies a particularly pleasant and generous plot with gardens to both the front and rear. To the front is driveway parking, which leads to a single attached garage. The enclosed rear garden is predominantly laid to lawn with a raised decked patio seating area, and benefits a sunny aspect.

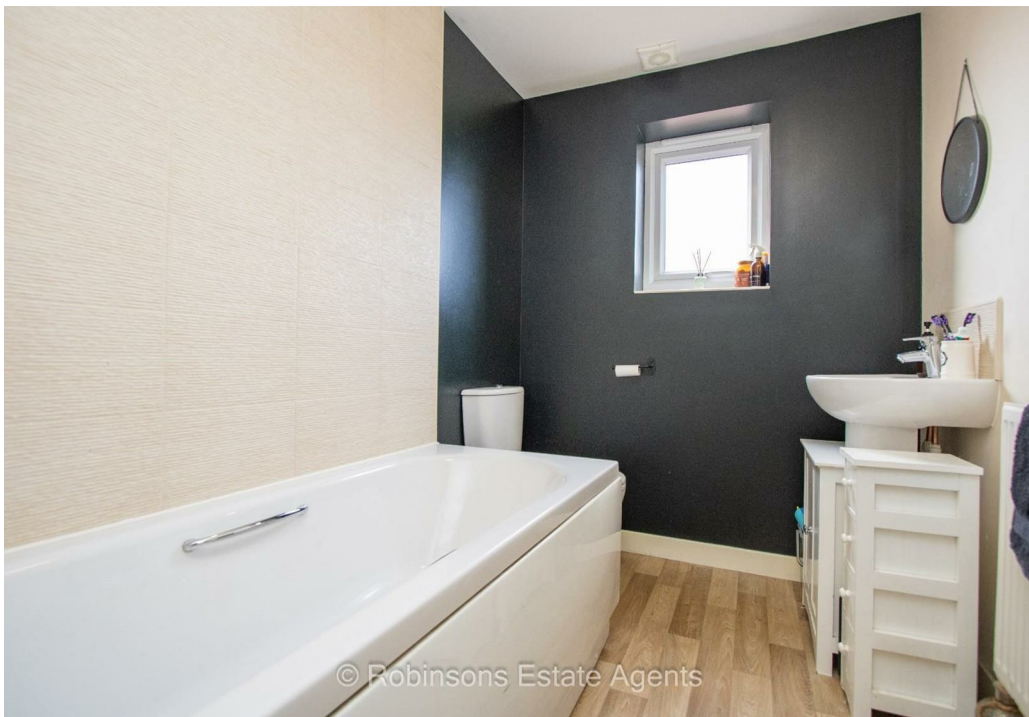
The Pastures is an attractive modern residential development situated on the outskirts of Durham, within the popular village of Sherburn Hill. The development enjoys a pleasant setting with easy access to the surrounding countryside, while remaining conveniently placed for a range of everyday amenities and excellent transport connections.





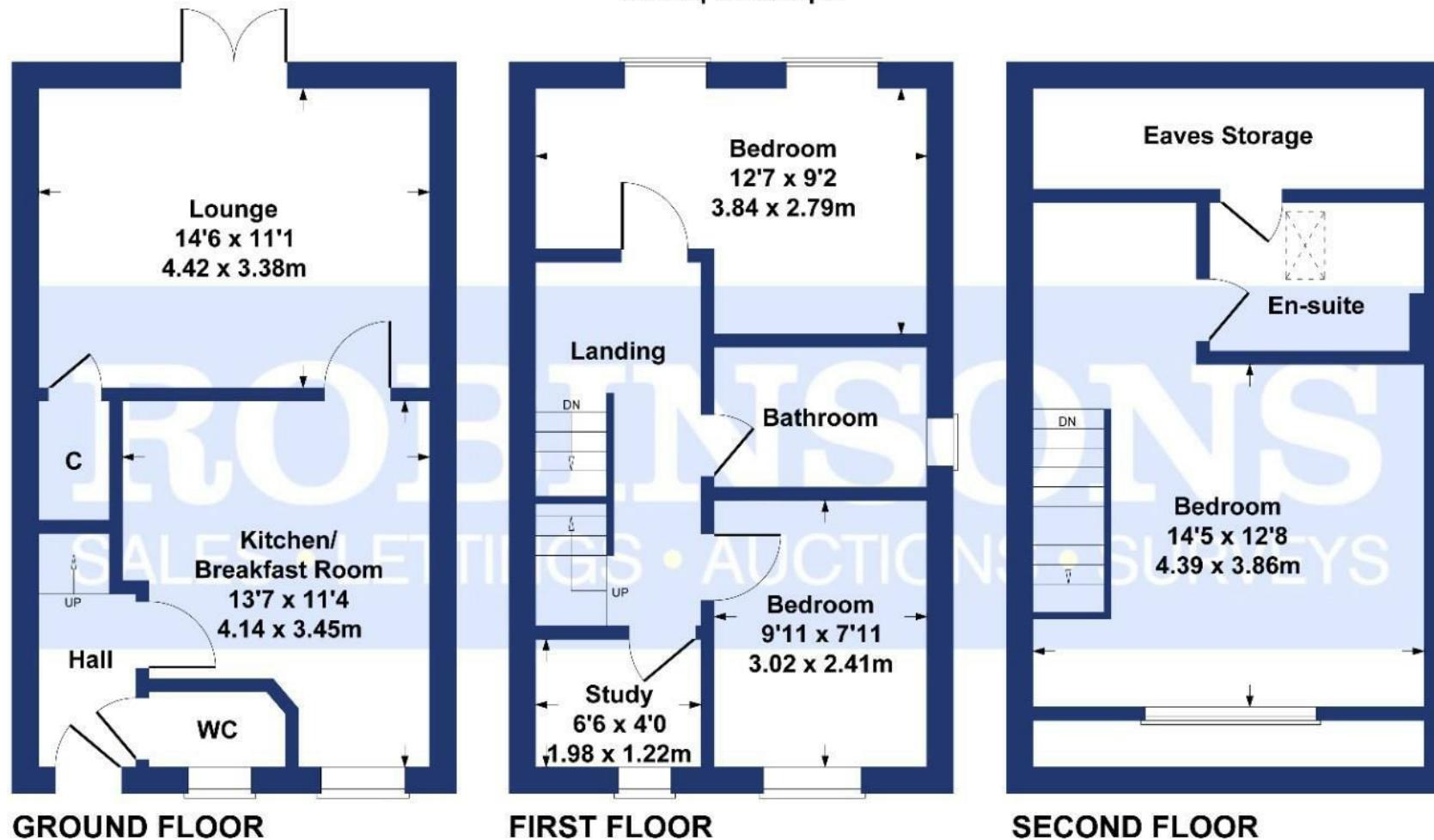


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Kirkfields

Approximate Gross Internal Area
1000 sq ft - 92 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		
(92 plus) A		95
(81-91) B	85	
(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	

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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