



Norburn Park, Witton Gilbert, DH7 6SG
3 Bed - House - Semi-Detached
O.I.R.O £149,950

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Norburn Park

Witton Gilbert, DH7 6SG

No Chain ** Lovely Family or First Home ** Well Presented Throughout ** Generous Corner Plot Offering Good Extension Potential ** Gardens, Parking & Garage ** Modern Fixture & Fittings ** Popular Village Location ** Outskirts of Durham ** Local Amenities & Road Links ** Upvc Double Glazing & GCH ** Early Viewing Advised **

The floor plan includes: an entrance hallway, a comfortable family lounge with an open walk-through to the dining room, which in turn leads to the fitted kitchen with a door to the rear garden.

To the first floor, there are two double bedrooms, a third single bedroom ideal as a home office, and a family bathroom/WC fitted with a white suite and an over-bath shower.

Externally, the property enjoys a generous corner plot with gardens to the front, side and rear. The front provides driveway parking leading to the garage, while the rear garden is enclosed and benefits from a sunny aspect.

Witton Gilbert enjoys excellent links to nearby towns and cities, with Durham City just 5 miles away. This close proximity gives residents easy access to a full range of urban amenities while still enjoying the peace and charm of village life.

At the heart of the village, residents have a selection of essential services, including a general store for everyday needs, a well-regarded school, and traditional pubs offering a warm, welcoming place to gather.

The village is also surrounded by attractive countryside, with scenic walks and cycle routes that encourage residents to make the most of the outdoors. Whether taking a gentle stroll or exploring the leafy trails by bike, Witton Gilbert provides an idyllic setting that perfectly blends rural tranquillity with modern convenience.









GROUND FLOOR

Hallway

Lounge

14'11 x 12'3 (4.55m x 3.73m)

Dining Room

11'0 x 7'9 (3.35m x 2.36m)

Kitchen

10'3 x 7'3 (3.12m x 2.21m)

FIRST FLOOR

Bedroom

12'3 x 8'4 (3.73m x 2.54m)

Bedroom

10'11 x 8'4 (3.33m x 2.54m)

Bedroom

9'3 x 7'0 (2.82m x 2.13m)

Bathroom/WC

7'0 x 7'8 (2.13m x 2.34m)

Agents Notes

Council Tax: Durham County Council, Band B - Approx. £1984 p.a

Tenure: Freehold

Property Construction – Assumed 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.

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.

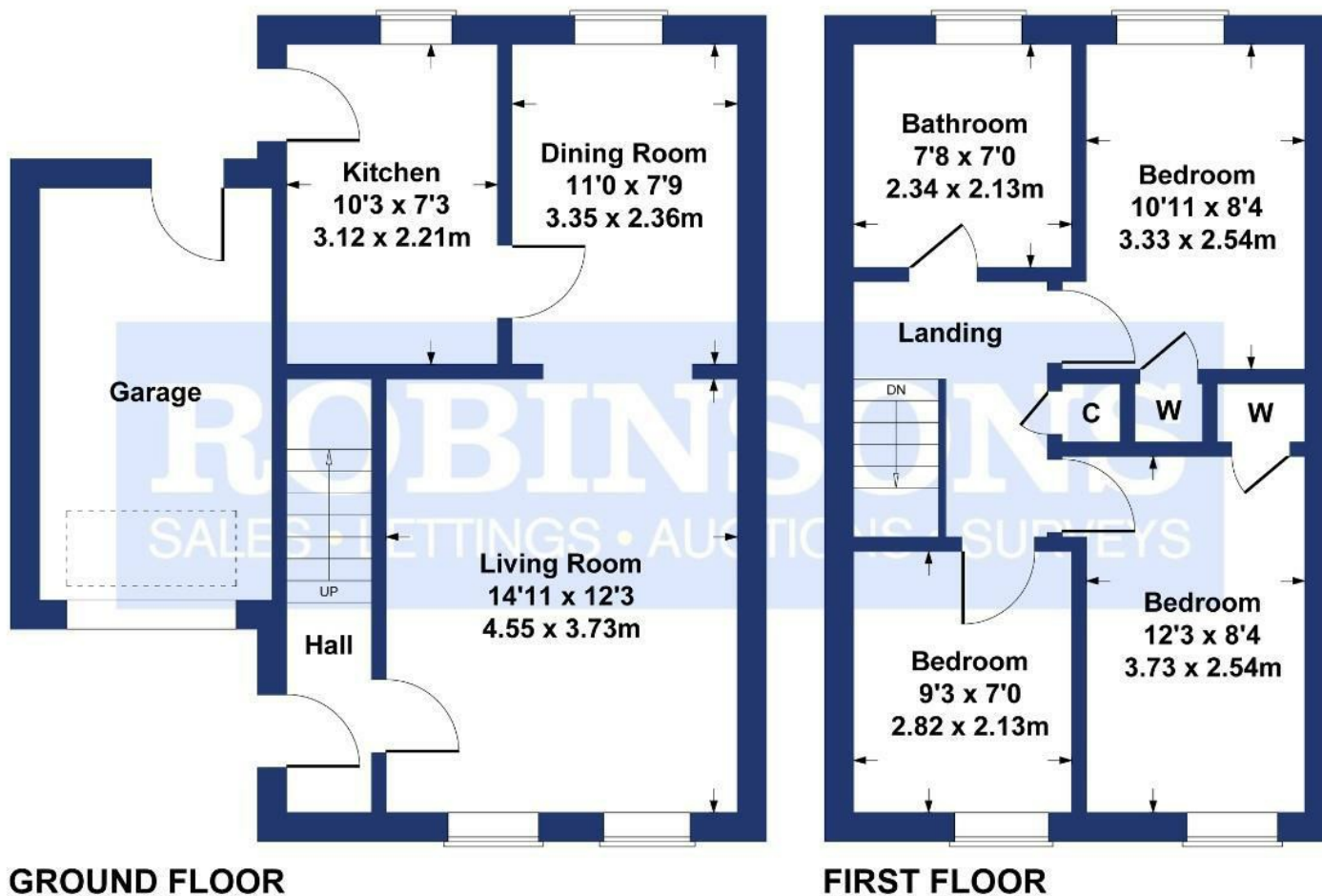
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

Norburn Park

Approximate Gross Internal Area
819 sq ft - 76 sq m
(Excluding Garage)



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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

