Latimer Way, Sherburn Village, DH6 1BU
5 Bed - House - Detached
O.I.R.O £290,000

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Latimer Way
Sherburn Village, DH6 1BU

Superb Family Detached Home ** Pleasantly Situated ** Ample Parking, Garage & Landscaped Gardens ** Well Presented & Spacious ** Village Location ** Good Road Links ** Fabulous Fitted Kitchen ** Principal Bedroom With En-Suite ** Must Be Viewed **

The interior of the property is exceptionally well presented and offers spacious, thoughtfully designed accommodation throughout. A welcoming reception hallway provides access to the main living areas, including a generous lounge ideal for relaxing. To the rear of the property, an impressive open-plan dining room and kitchen creates a superb space for modern family living, food preparation and entertaining guests. French patio doors open out onto the beautifully landscaped rear garden, allowing natural light to flood the space while offering a pleasant outlook across the lawn.

Practicality is further enhanced by a separate utility room, which provides additional storage and convenient access to the garden, along with a useful downstairs cloakroom/WC.
To the first floor, the property offers five well-proportioned bedrooms. The principal bedroom benefits from its own en-suite bathroom with shower facilities, creating a comfortable and private retreat. Three further double bedrooms provide excellent space for family members, while the fifth single bedroom offers flexibility and could easily be utilised as a guest room, nursery or home office. A stylish family bathroom completes the first floor and features a modern suite with shower over the bath.

Externally, the property enjoys a double driveway to the front leading to an integral garage, providing ample off-street parking and additional storage. The impressive rear garden is fully enclosed by fencing and has been attractively landscaped to include a well-maintained lawn, paved patio seating areas, creating a wonderful outdoor setting for relaxing, entertaining and enjoying the warmer months.

LOCATION

Sherburn Village is a well-established and popular village located approximately four miles east of Durham City, offering an appealing balance of village life and everyday convenience. The village benefits from a strong sense of community and a good range of local amenities, including a Co-op, local shops, pharmacy, GP surgery, primary school, library, pubs, takeaways and community facilities.

Residents enjoy access to nearby green spaces and walking and cycling routes, including former railway paths and surrounding countryside. Sherburn is particularly well connected, with regular bus services into Durham City and excellent road links via the A688 and A1(M), providing easy access to Durham, Sunderland, Newcastle and the wider North East.

Overall, Sherburn appeals to buyers seeking a well-connected village lifestyle with practical amenities and close proximity to Durham City.

Agents Notes

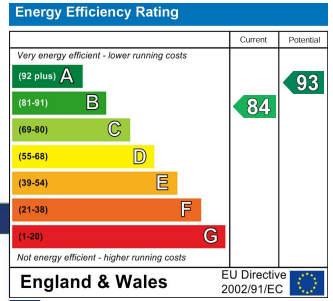
Council Tax: Durham County Council, Band D - Approx. £2551 p.a
Tenure: Freehold
Estate Management Charge – Yes - we have been advised by the seller that they have not paid anything as of yet and have not heard about cost.
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
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. Check with seller.
Accessibility/Adaptations – None known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

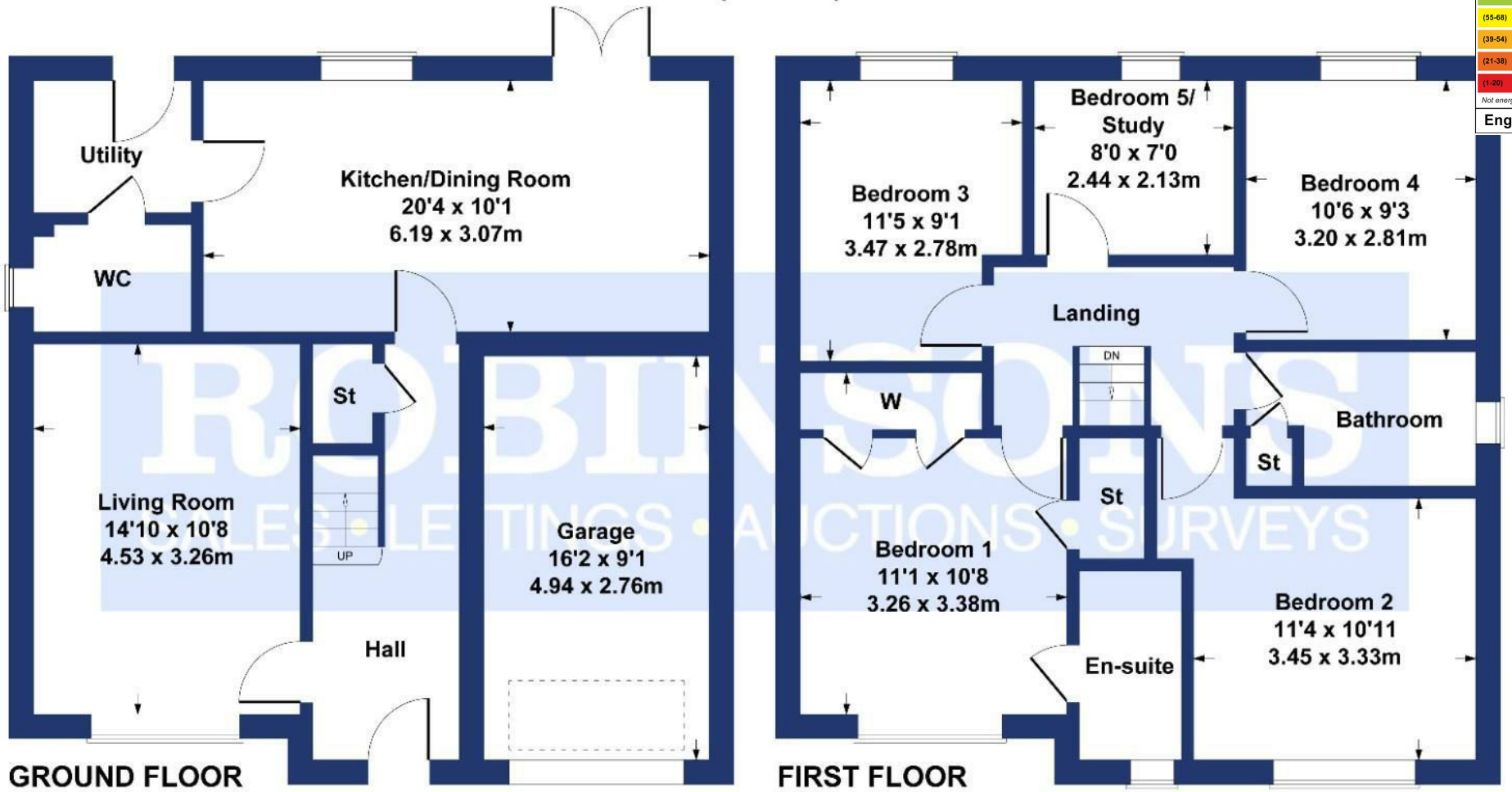
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from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

Latimer Way

Approximate Gross Internal Area
1442 sq ft - 134 sq m





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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. 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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