



Railway Close, Sherburn Village, DH6 1RN  
4 Bed - House - Detached  
Offers Over £250,000

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# Railway Close

## Sherburn Village, DH6 1RN

\* NO CHAIN \* Large Detached Home \* Well Presented & Pleasantly Situated \* Four Double Bedrooms \* Rarely Available \* Enclosed Rear Garden \* Driveway & Garage \* Popular Village Location \* Outskirts of Durham \* Must Be Viewed \*

This well-presented and much-improved property is offered for sale with no onward chain.

The floorplan comprises: entrance hallway, large and inviting living and dining area, sizeable kitchen, large conservatory, useful utility room, and downstairs WC.

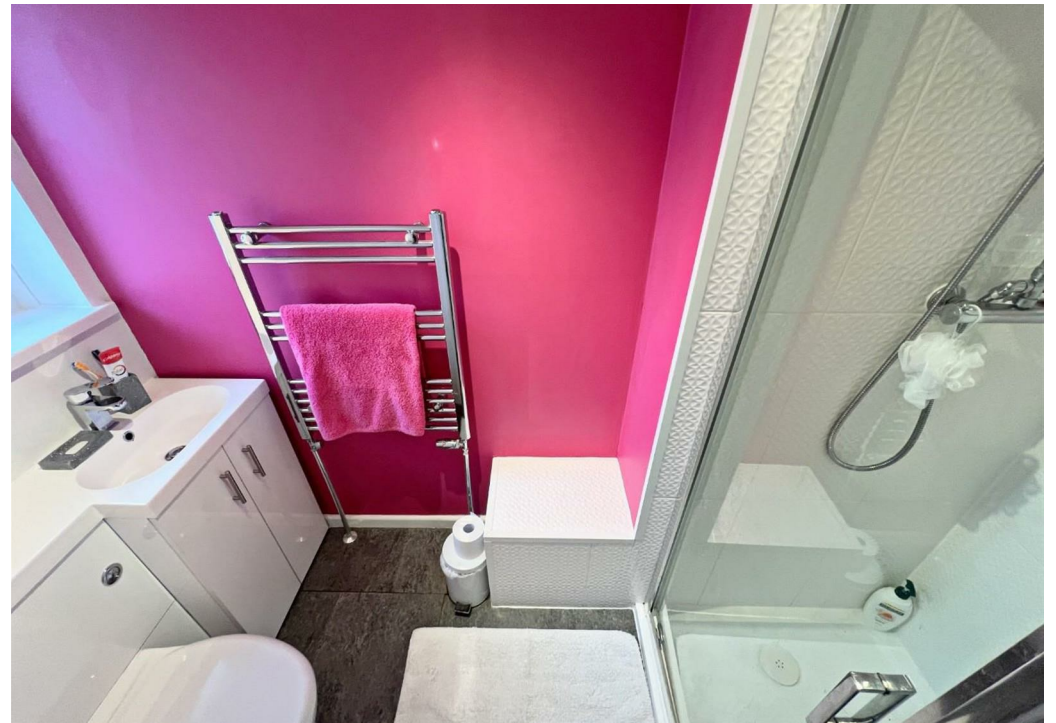
On the first floor, there are four double bedrooms, a white suite family bathroom, and an attractive en-suite. There is a garden, double driveway, and garage to the front. At the rear is a pleasant enclosed garden with a good degree of privacy.

This development is situated on the outskirts of Sherburn Village, offering access to various everyday shops and amenities. For a wider range of shopping and recreational options, Durham City Centre is just a little over 3 miles away. Sherburn Village also provides convenient commuting options, with easy access to the A(690) Durham to Sunderland Highway, the A1(M) Motorway, and the A(19) Highway, all just a few minutes' drive away.











## GROUND FLOOR

### Hallway

### Lounge / Dining Room

24'3" x 11'1" x 8'10" (7.4 x 3.4 x 2.7)

### Conservatory

12'5" x 9'2" (3.8 x 2.8)

### Kitchen

14'1" x 9'6" (4.3 x 2.9)

### Utility Room

### Downstairs WC

## FIRST FLOOR

### Landing

### Bedroom

14'1" x 8'10" (4.3 x 2.7)

### En-Suite

### Bedroom

14'9" x 8'6" (4.5 x 2.6)

### Bedroom

9'2" x 7'10" (2.8 x 2.4)

### Bedroom

8'10" x 7'6" (2.7 x 2.3)

### Bathroom

6'2" x 5'6" (1.9 x 1.7)

## EXTERNALLY

### Garage

16'4" x 8'2" (5 x 2.5)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

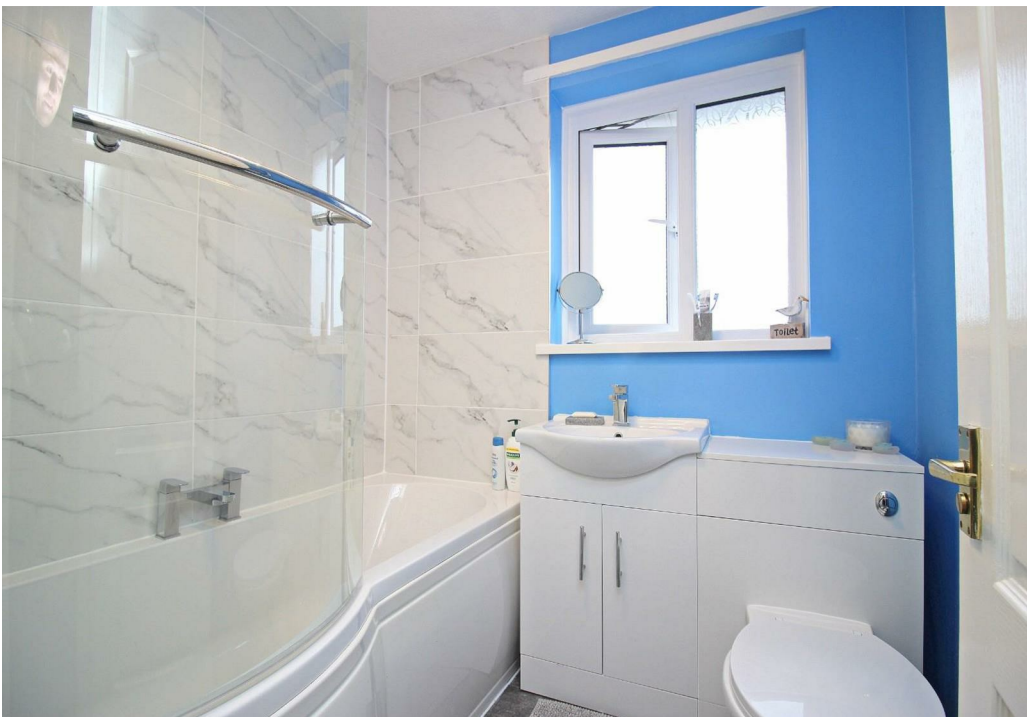
Broadband: Basic 16 Mbps, Superfast 75 Mbps, Ultrafast 9,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,431 p.a

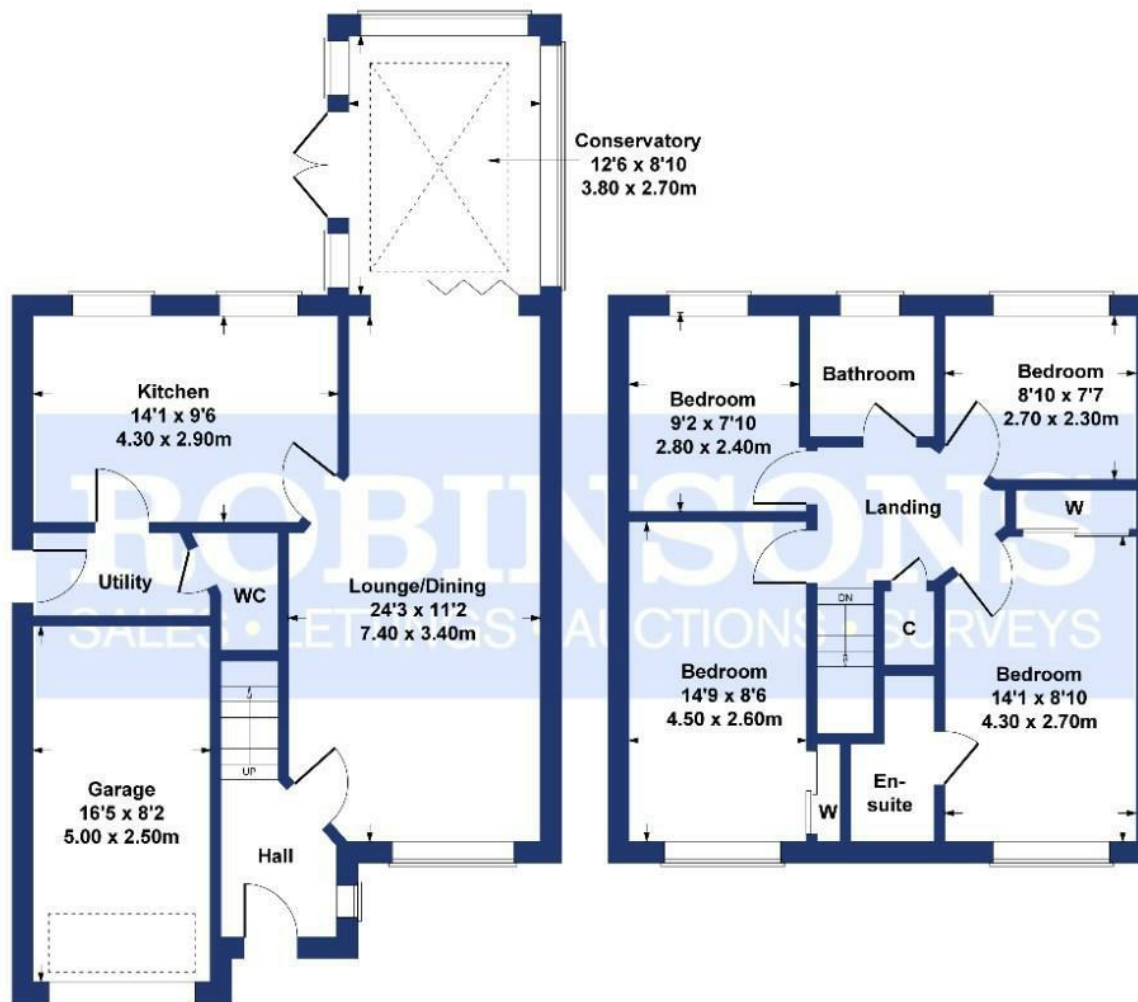
Energy Rating: C



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.

# Railway Close

Approximate Gross Internal Area  
1335 sq ft - 124 sq m



**GROUND FLOOR**

**FIRST FLOOR**

**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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		84
(81-81)	B		
(69-80)	C	74	
(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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