



Front Street, Low Pittington, DH6 1BP
4 Bed - House - Detached
O.I.R.O £449,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Front Street Low Pittington, DH6 1BP

* NO CHAIN * TRUE ONE OFF * BEAUTIFULLY PRESENTED AND MUCH IMPROVED * NEW ROOF AUGUST 2024 * NEW BAXI BOILER AND RADIATORS 2024 * NEW KITCHEN AND BATHROOMS 2024 * LOG BURNER * CALEX APP CONTROLLED LIGHTING * LARGE GARAGE WITH ELECTRIC DOORS *

Offered for sale is this exceptionally spacious and beautifully presented detached family home, extending to circa 3,000 sqft and located within the traditionally sought after village of Low Pittington. A true one-off property that must be viewed to be fully appreciated, it has been comprehensively upgraded to a high standard while still retaining warmth and character.

The internal floorplan comprises an entrance porch, large welcoming hallway, fabulous sitting and dining room, spacious kitchen with centre island and feature flame fire, utility room, and a large inviting lounge. To the ground floor there are also two bedrooms, the main benefiting from a fantastic en suite, along with a well-appointed family bathroom. To the first floor are two further sizeable bedrooms, both with their own en suites, creating excellent flexibility for family living or visiting guests.

Externally, the boundary will change as further executive housing is being constructed by the current owners. The property will still retain a large lawned garden. The area currently used as the driveway will become additional garden space, with buyers able to discuss preferred layout or finish with the seller. The existing courtyard area will become the new driveway, which will continue to provide access to the garden. A large garage with electric doors remains a key feature.

Low Pittington is a highly desirable and well-established village offering a semi-rural setting with access to green open spaces and countryside walks, while still benefitting from excellent transport links. Durham City is only a short drive away, along with easy access to the A1(M) and A19, making it ideal for commuters travelling to Durham, Sunderland, Newcastle and surrounding areas.













AGENT'S NOTES

Council Tax: Durham County Council, Band E - Approx. £3,118 p.a

Tenure: Freehold

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 (No meter)

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 – N/A

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 – Final planning passed with DCC for building to the rear - please see www.durham.gov.uk/article/8276/Find-a-planning-application

Accessibility/Adaptations – No alterations or conversions

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.

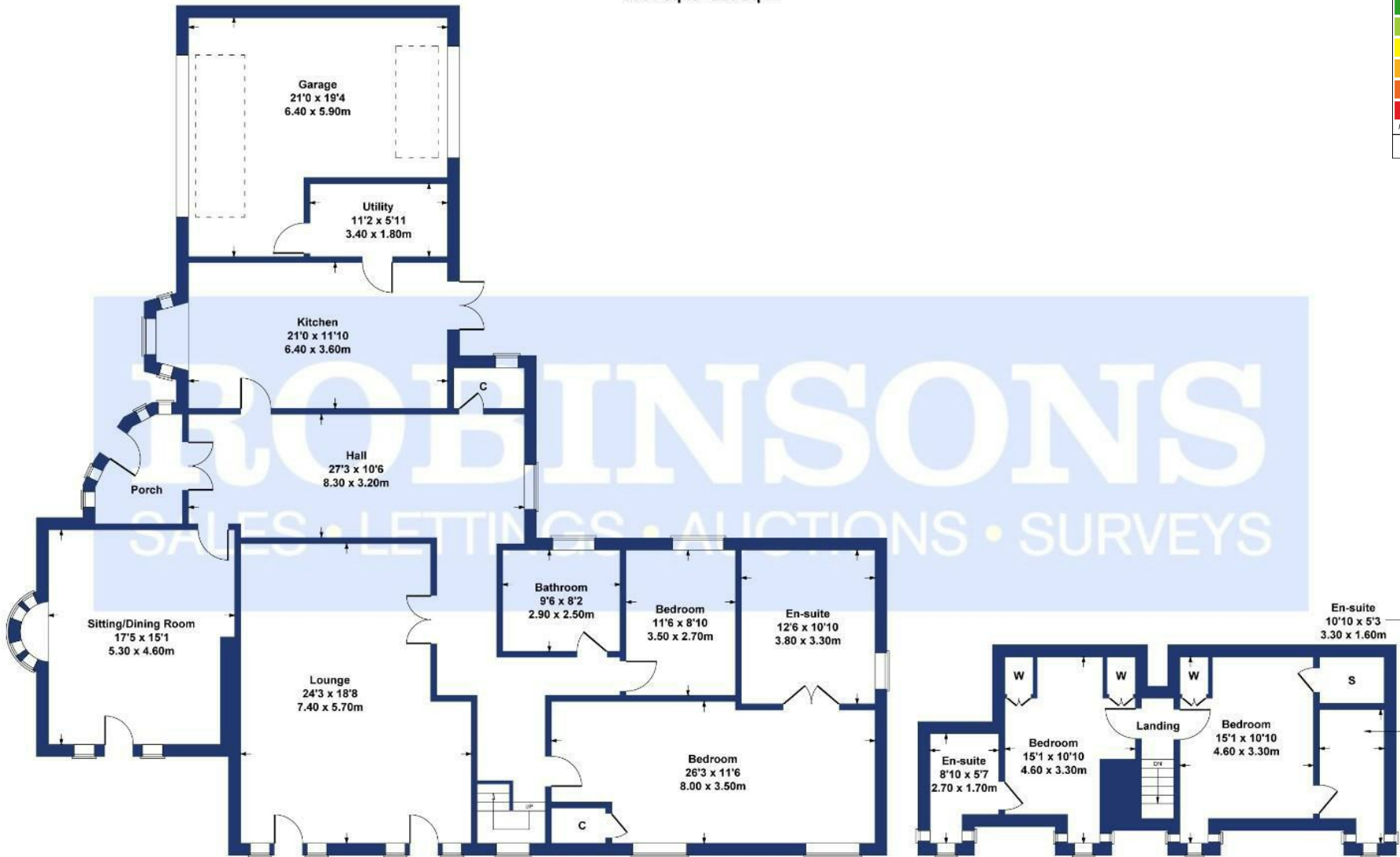
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Greenacre

Approximate Gross Internal Area
3014 sq ft - 280 sq m

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (82 plus) | A | 74 | 80 |
| (81-81) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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. 2025

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







Driveway

Front St

Front St

Front St

**Estimated new
boundary - seek
clarification from
your legal advsior**