



Alfreton Close, Brandon, DH7 8UE  
3 Bed - House - Semi-Detached  
O.I.R.O £169,950

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# Alfreton Close Brandon, DH7 8UE

Stunning Family or First Home \*\* Superbly Appointed & Upgraded Throughout \*\* Extended & Versatile Floor Plan \*\* Large Rear Garden, Ample Driveway Parking & Single Garage \*\* Fabulous Integrated Kitchen Breakfast Room \*\* Pleasant Cul-De-Sac Position \*\* Upvc Double Glazing & GCH \*\* Early Viewing Advised \*\*

The floor plan encompasses an entrance porch and a hallway featuring stairs leading to the first-floor landing. A cozy lounge adjoins this space and seamlessly flows into a separate dining room. The dining room conveniently opens up to the rear garden and patio through double doors. The impressive fitted kitchen breakfast room boasts a variety of built-in appliances and provides access to the integral garage through a personal door.

Upstairs, the first floor accommodates three generously sized bedrooms. The master bedroom boasts an en-suite shower room/WC. The family bathroom features an appealing modern white suite with an overhead shower for your convenience.

Externally, the property is situated in a pleasant cul-de-sac location, surrounded by front and rear gardens. The front garden includes a double driveway for parking, leading to a single garage. The rear garden is spacious and enclosed, featuring well-stocked flower beds and vegetable patches, along with delightful patio spaces.

Alfreton Close is situated on the outskirts of Brandon where a good range of local amenities can be found, as well as in nearby Meadowfield and Langley Moor. A more comprehensive range of shopping and recreational facilities and amenities are available within Durham City Centre, which lies approximately 5 miles distant. Brandon is well placed for commuting purposes as it lies adjacent to the A(690) Highway which provides good road links to other regional centres. Schooling and nice walks are also available nearby.

Council Tax Band B - Approx. £1801 PA  
EPC Rating C











## GROUND FLOOR

### Entrance Porch

5'04 x 3'09 (1.63m x 1.14m)

### Hallway

### Lounge

12'11 x 12'06 (3.94m x 3.81m)

### Dining Room

8'09 x 7'09 (2.67m x 2.36m)

### Kitchen Breakfast Room

15'07 x 10'0 (4.75m x 3.05m)

### Garage

15'05 x 7'06 (4.70m x 2.29m)

## FIRST FLOOR

### Master Bedroom

15'09 x 9'08 (4.80m x 2.95m)

### En-Suite

6'08 x 2'11 (2.03m x 0.89m)

### Bedroom

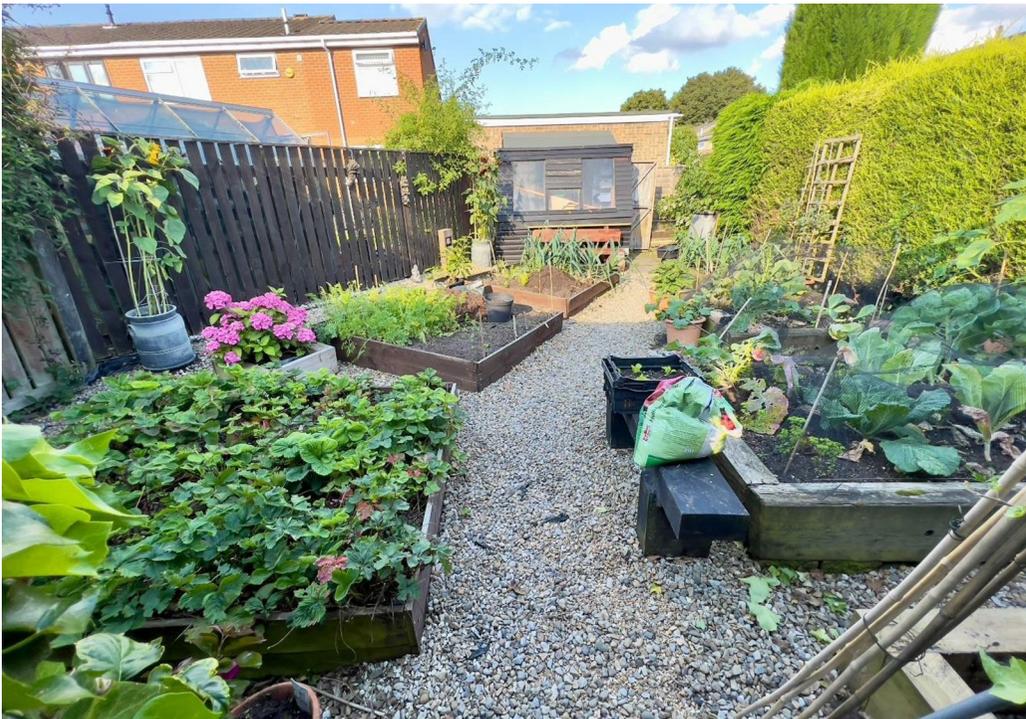
13'01 x 7'04 (3.99m x 2.24m)

### Bedroom

9'01 x 9'01 (2.77m x 2.77m)

### Family Bathroom/WC

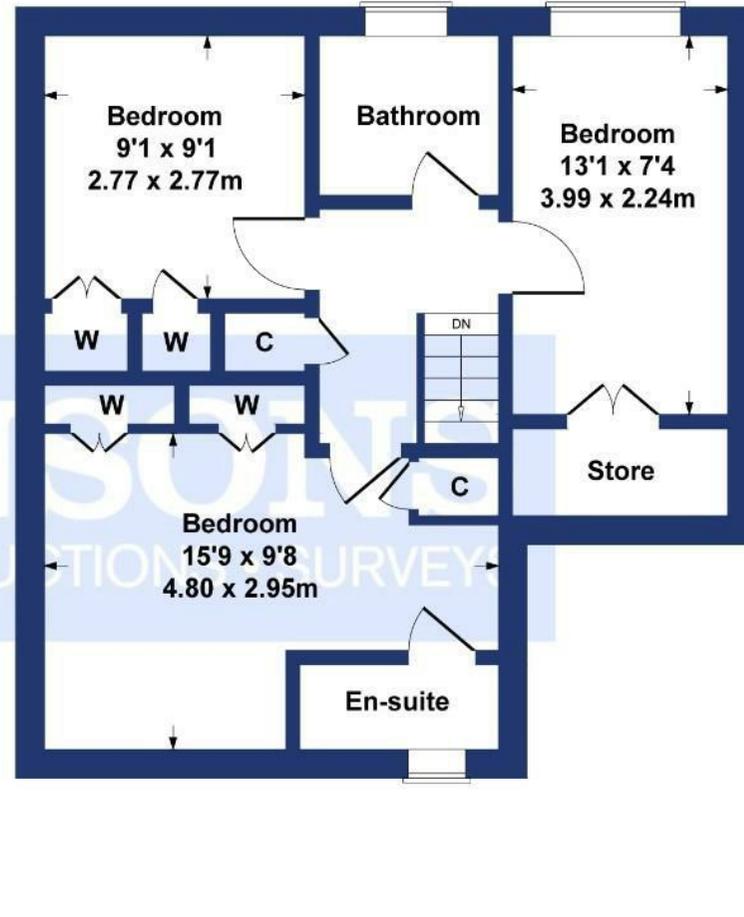
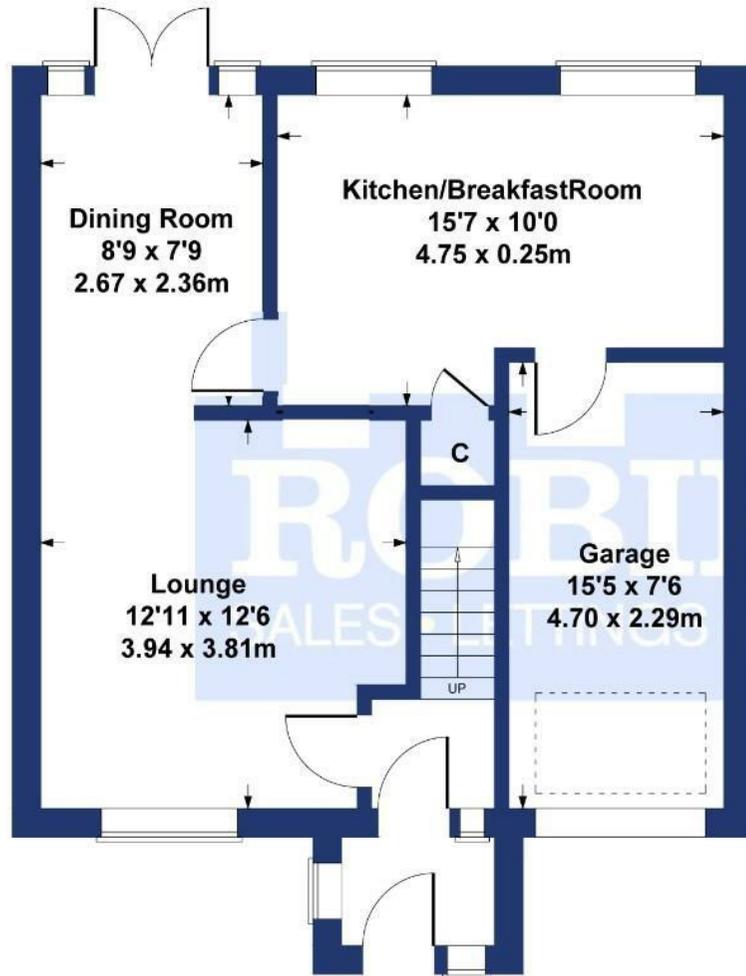
6'04 x 5'06 (1.93m x 1.68m)



# Alfreton Close

Approximate Gross Internal Area  
1136 sq ft - 106 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		86
(81-81)	B		
(69-80)	C	73	
(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	



## 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. 2023

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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