

**Hogarth Close, Ushaw Moor, DH7 7SA**  
**3 Bed - House - Detached**  
**£189,995**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



Superb & Spacious Detached Home \*\* Ideal Starter or Family Property \*\* Pleasant Position \*\* Gardens, Parking & Garage \*\* Southerly Rear Aspect \*\* Outskirts of Durham \*\* ADDITIONAL IMAGES TO FOLLOW - BOOK YOUR VIEWING NOW TO AVOID DISAPPOINTMENT \*\*

The layout of the property features an entrance hallway that creates a welcoming ambiance for the entire living area. Additionally, there's a versatile separate dining room or study, a cosy living room that seamlessly connects to the rear garden and patio through French doors, and a modern kitchen equipped with various units and an external side door. A practical cloakroom/WC finishes off the ground floor for added convenience.

Moving upstairs, the first floor boasts three spacious bedrooms, including a master bedroom with its own en-suite shower room/WC. A stylish family bathroom/WC with an appealing white suite caters to the needs of the household, ensuring both elegance and functionality.

Hogarth Close is located within a contemporary and highly sought-after residential development on the outskirts of Durham City, approximately 3 miles away. The area offers a wide array of shopping and recreational options in Durham, while Ushaw Moor village itself, provides a selection of local amenities for convenience. Moreover, the village's advantageous position allows easy access to scenic countryside walks, cycle tracks, and practical commuting links, including regular bus services. Additionally, the property enjoys a short drive to major highways like A690, A1(M), and A19, facilitating excellent road connections to various regional centres.

## GROUND FLOOR

### Inviting Hallway

### Dining Room / Study

9'10 x 8'6 (3.00m x 2.59m)

### Lounge

13'11 x 10'4 (4.24m x 3.15m)

### Kitchen

9'7 x 9'5 (2.92m x 2.87m)

### WC

## FIRST FLOOR

### Bedroom

11'1 x 8'5 (3.38m x 2.57m)

### En-Suite

### Bedroom

11'7 x 9'9 (3.53m x 2.97m)

### Bedroom

9'7 x 8'11 (2.92m x 2.72m)

### Family Bathroom/WC

6'4 x 6'8

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 11 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx.

£2161pa

Energy Rating: B

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.





# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

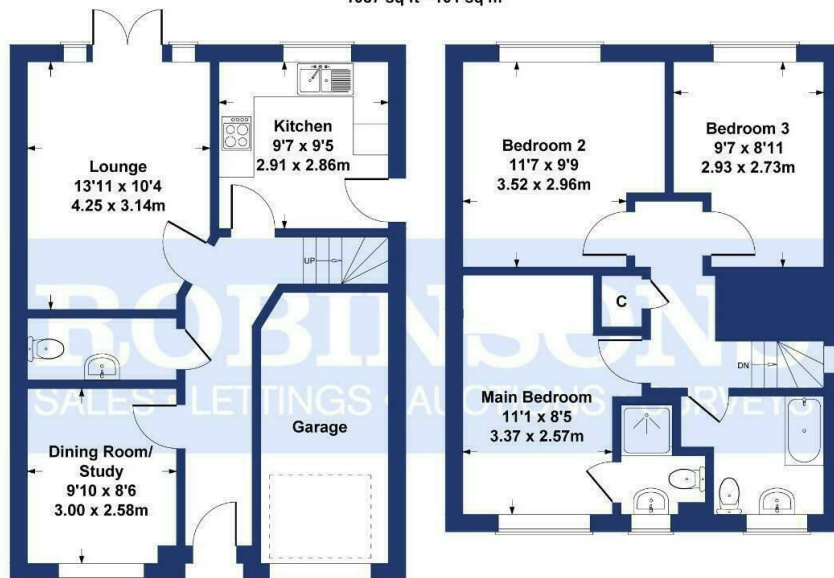
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Approximate Gross Internal Area  
1087 sq ft - 101 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. 2023

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	93		
England & Wales		England & Wales	

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 386 2777 | info@robinsonsdurham.co.uk

www.robinsonsestateagents.co.uk