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Burnside, Witton Gilbert, DH7 6SE  
3 Bed - Bungalow - Detached  
O.I.R.O £230,000

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# Burnside

## Witton Gilbert, DH7 6SE

Set on an enviable corner plot, this beautifully presented three-bedroom detached bungalow offers an exceptional blend of space, light, and modern comfort, all surrounded by meticulously maintained gardens extending to three sides.

A generous driveway provides ample off-road parking and leads to an extended garage, complete with an electric up-and-over door and convenient side access—perfect for both practicality and ease of living.

Internally, the home opens into a spacious and welcoming L-shaped hallway, immediately setting the tone for the thoughtfully designed layout. There are two well-proportioned bedrooms, alongside a versatile third bedroom that could equally serve as a refined dining room or additional reception space, adapting effortlessly to your lifestyle.

The lounge is a standout feature, bathed in natural light from dual-aspect windows, creating a warm and inviting atmosphere ideal for both relaxation and entertaining.

At the heart of the home lies a superb modern kitchen breakfast room, stylishly appointed with a range of quality fitted units and integrated appliances. This space is as functional as it is elegant, with a side door providing direct access to the exterior—perfect for seamless indoor-outdoor living.

Completing the accommodation is a contemporary bathroom/WC, finished with a sleek white suite and featuring a separate double walk-in shower cubicle, offering both style and practicality.

This is a rare opportunity to acquire a home that combines generous proportions, flexible living spaces, and a prime plot, all finished to a high standard throughout.





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#### LOCATION

Witton Gilbert is a well-connected County Durham village located just a few miles northwest of Durham, offering a balance of rural surroundings and everyday convenience that appeals to buyers seeking a quieter lifestyle without isolation. The village provides a range of local amenities to support day-to-day living, alongside a strong sense of community and access to wider services, shopping and leisure facilities in Durham itself. Road links are a key advantage, with straightforward routes into the city centre and onward connections to the A690, A167 and A1(M), making it a practical choice for commuters across the region.

The area is particularly noted for its access to outdoor space, with the nearby Lanchester Valley Railway Path forming part of National Cycle Route 14 and providing traffic-free routes for walking and cycling between Durham, Lanchester and surrounding villages. In addition, the village is surrounded by open countryside and river valleys, including the scenic River Browney corridor, offering a wide network of footpaths and trails suitable for a variety of outdoor pursuits. Overall, Witton Gilbert combines accessible road links, useful local amenities and excellent recreational routes, making it an attractive option for buyers prioritising connectivity and outdoor lifestyle.

#### Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331 p.a

Tenure: Freehold

Estate Management Charge – NA

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

Probate – Granted

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 – extended

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

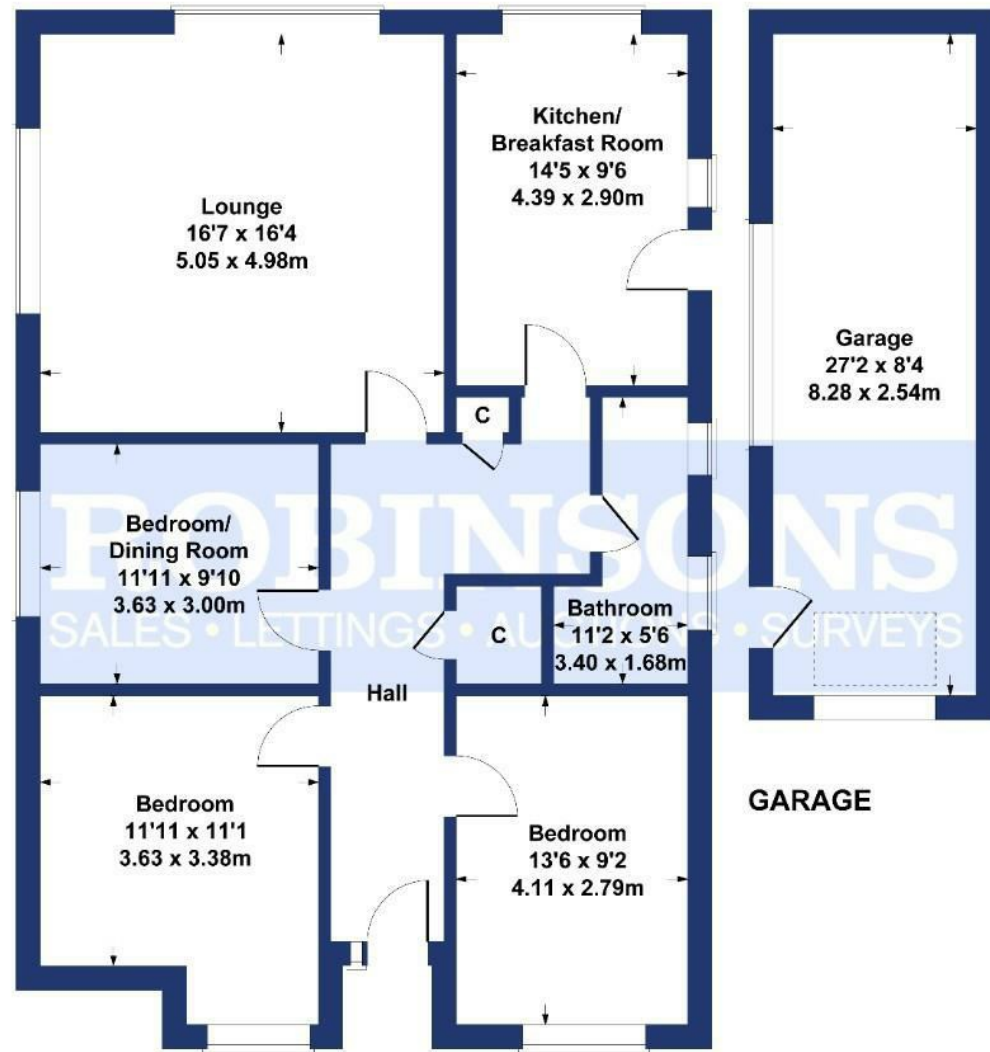
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from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



# Burnside

Approximate Gross Internal Area  
1274 sq ft - 118 sq m



### 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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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