



Penryn Way, Meadowfield, DH7 8UU  
3 Bed - House - Semi-Detached  
O.I.R.O £172,000

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Early Viewing Advised \*\* Pleasant & Generous Position \*\* Private Rear Aspect \*\* Extended Floor Plan \*\* Popular Development & Location \*\* Local Amenities & Road Links \*\* Outskirts of Durham & Good Schooling \*\* Ideal Starter or Family Home \*\* Upvc Double Glazing & GCH Via Combination Boiler \*\*

The floor plan comprises: entrance hallway, comfortable lounge with double doors to the pleasant garden room, which over looks the private rear garden. The modern fitted kitchen has a range of units with built in oven and hob, and space for dining table and chairs. The first floor has three bedrooms and family bathroom/wc with over bath shower. Outside the property occupies a pleasant cul-de-sac position on a generous plot, with gardens front and rear. The front provides ample off street parking via driveway and leads to the detached garage. The rear garden offers a high degree of privacy with lawned and patio areas.

There are a range of local shops and amenities available within Meadowfield as well as nearby Langley Moor, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 3 miles distant. Meadowfield is also ideally placed for commuting purposes as it lies adjacent to the A(690) Highway which provides good road links to other regional centres.

EPC rating C

Council tax band B - approx. £1714pa



## GROUND FLOOR

### Entrance Hallway

### Lounge

15'2 x 10'6 (4.62m x 3.20m)



## FIRST FLOOR

### Bedroom

10'9 x 9'9 (3.28m x 2.97m)



### Garden Room

10'07 x 9'08 (3.23m x 2.95m)

### Kitchen Dining Room

15'2 x 10'5 (4.62m x 3.18m)



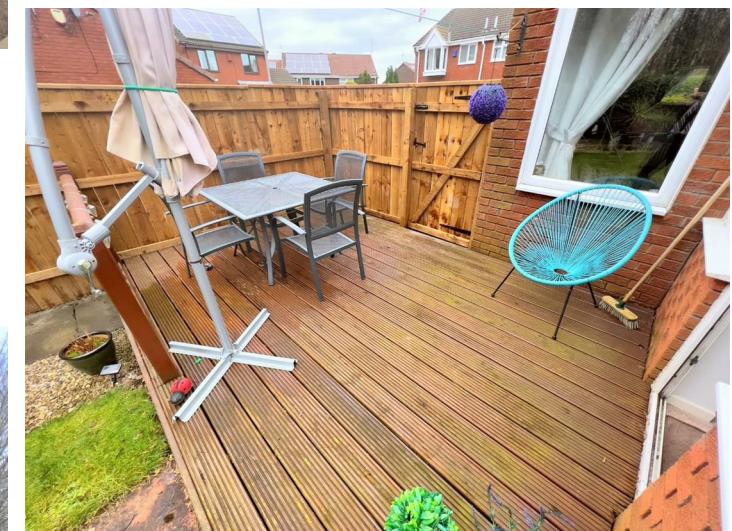
### Bedroom

10'11 x 9'5 (3.33m x 2.87m)

### Bedroom

8'4 x 5'11 (2.54m x 1.80m)

### Bathroom/WC





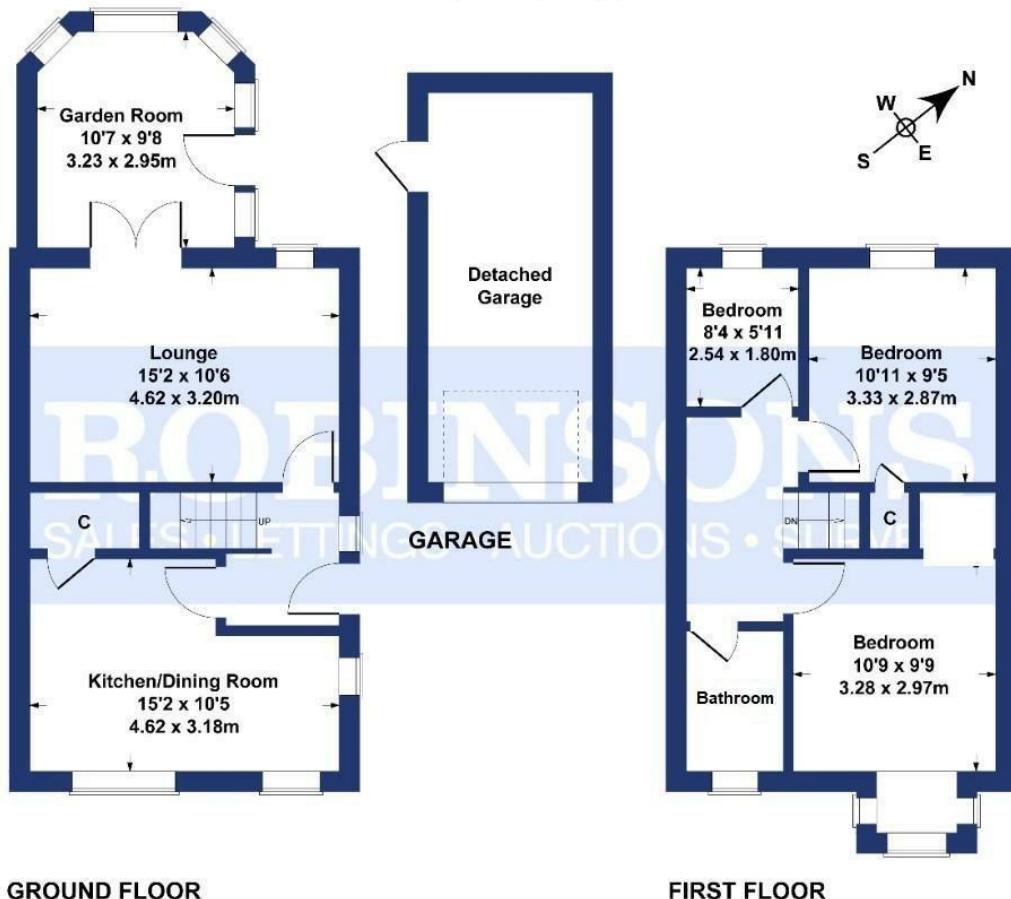


# Penryn Way

Approximate Gross Internal Area

868 sq ft - 81 sq m

(Excluding Garage)



#### 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.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>	85	
(81-91)	<b>B</b>	69	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	