



Pennine View, Sherburn Hill, DH6 1QN
4 Bed - House - Detached
O.I.R.O £275,000

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Pennine View

Sherburn Hill, DH6 1QN

Stunning Family Detached Home ** Outskirts of Durham ** Semi-Rural Setting ** Exclusive Modern Development ** Four Good-Sized Bedrooms ** Impressive Kitchen/Breakfast/Family Room ** En-Suite Facilities ** Private Rear Garden With Sunny Aspect ** Generous Driveway & Detached Garage ** Double Glazing & GCH ** Must Be Viewed **

Occupying a pleasant position within this small modern development, this impressive four-bedroom detached home offers spacious and versatile accommodation, ideally suited to modern family living.

The well-planned ground floor comprises a welcoming entrance hallway, comfortable lounge, separate dining room and an impressive kitchen/breakfast/family room providing an excellent everyday living and entertaining space. A useful utility room and cloakroom/WC complete the ground floor.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom/WC.

Externally, the property benefits from gardens to both the front and rear. The rear garden enjoys a good degree of privacy, while a generous driveway to the front provides ample off-street parking and leads to a detached garage.

Pennine View is an attractive, well-planned development situated in Sherburn Hill, approximately five miles from Durham City Centre, where an extensive range of shopping, leisure and recreational facilities can be found. Everyday amenities are also available in nearby Sherburn Village.

The location is particularly convenient for commuters, with excellent access to the A690 and A19, together with connections to the A1(M), making this an ideal base for travelling throughout the region.











Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2622p.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

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.

Accessibility/Adaptations – None known

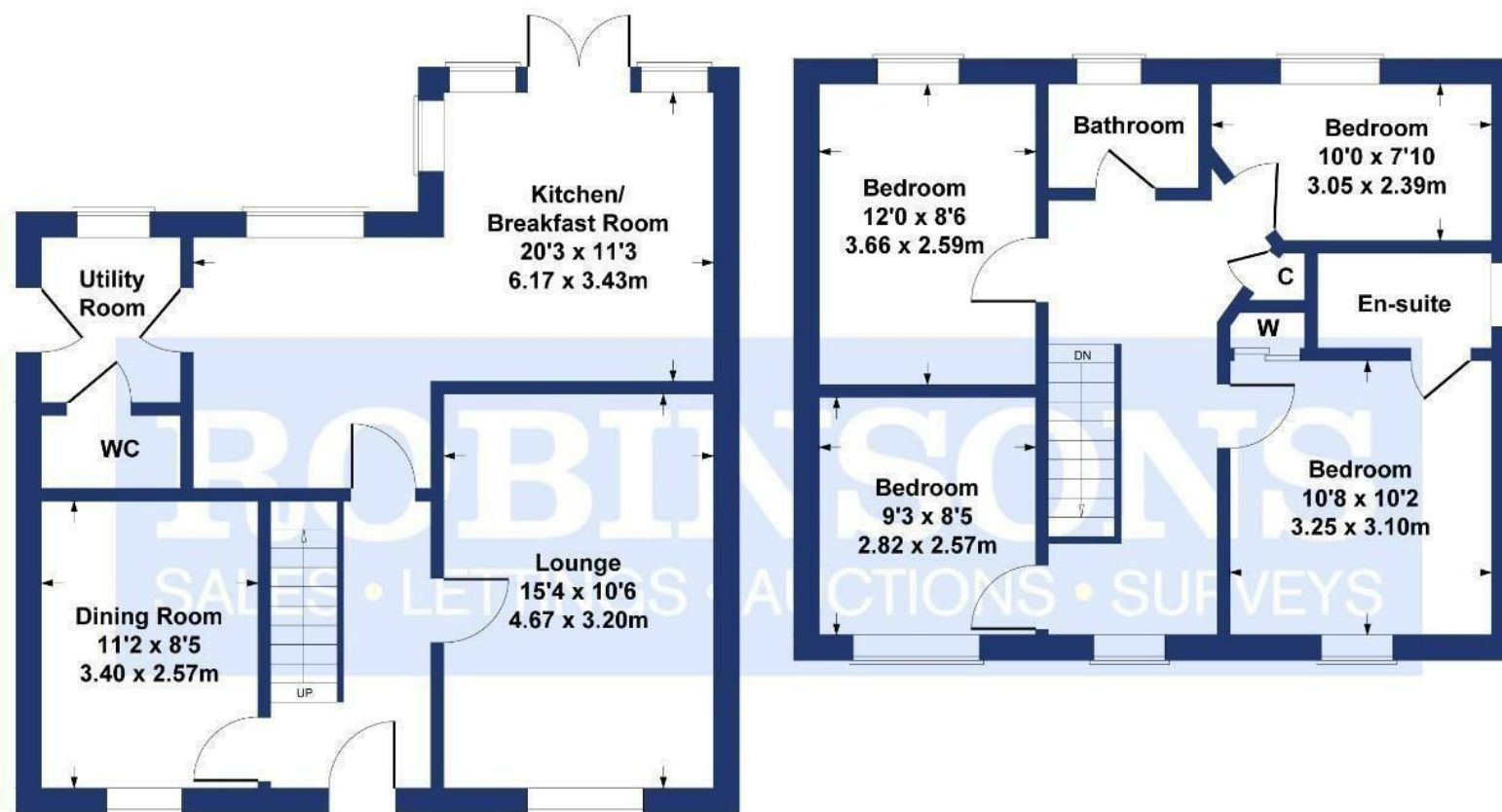
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

Pennine View

Approximate Gross Internal Area
1180 sq ft - 109 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. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	75	
(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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