



Broom Hall Drive, Ushaw Moor, DH7 7NU
2 Bed - Bungalow - Link Detached
O.I.R.O £190,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Broom Hall Drive Ushaw Moor, DH7 7NU

Superb Link Detached Bungalow ** Pleasant Position ** Sunny Rear Aspect ** Well Maintained and Upgraded ** Lovely Conservatory Overlooking Rear Garden ** Ample Parking & Garage With Remote Door ** Seldom Available ** Outskirts of Durham ** Upvc Double Glazing & GCH ** Must Be Viewed **

The floor plan comprises: entrance hallway, comfortable lounge and dining room with French doors to the delightful conservatory, which in-turn leads out to the rear garden and patio area. The kitchen is fitted with a range of modern units and a selection of integral appliances, with door to the garage. There are two double bedrooms and modern shower room/WC. Outside, the property occupies a pleasant position with front and rear gardens. The front provides ample parking and leads to the single garage. The rear garden offers a degree of privacy with sunny aspect.

Broompark, located just outside Durham City, offers a semi-rural lifestyle with convenient access to urban amenities. This quiet village is known for its green surroundings and proximity to scenic walking and cycling routes, notably the Lanchester Valley Railway Path, which is part of the extensive National Cycle Network. Properties in Broompark range from charming period homes to modern developments, appealing to a variety of buyers including families, professionals, and retirees. The area is well-served by local amenities, with shops, schools, and healthcare facilities available in nearby Durham, just a short drive away.

Broompark benefits from excellent transport links, with easy access to the A690 and A167, connecting residents to the wider region, and Durham's main train station provides regular services to major cities like Newcastle and London. The combination of tranquil countryside living, convenient amenities, and strong transport links makes Broompark an attractive location for potential homebuyers.











Hallway

Lounge Dining Room

16'04 x 11'11 (4.98m x 3.63m)

Conservatory

11'01 x 9'10 (3.38m x 3.00m)

Kitchen

9'03 x 8'10 (2.82m x 2.69m)

Bedroom

13'05 x 10'08 (4.09m x 3.25m)

Bedroom

10'07 x 9'10 (3.23m x 3.00m)

Shower Room/WC

7'06 x 5'11 (2.29m x 1.80m)

Garage

16'03 x 7'11 (4.95m x 2.41m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

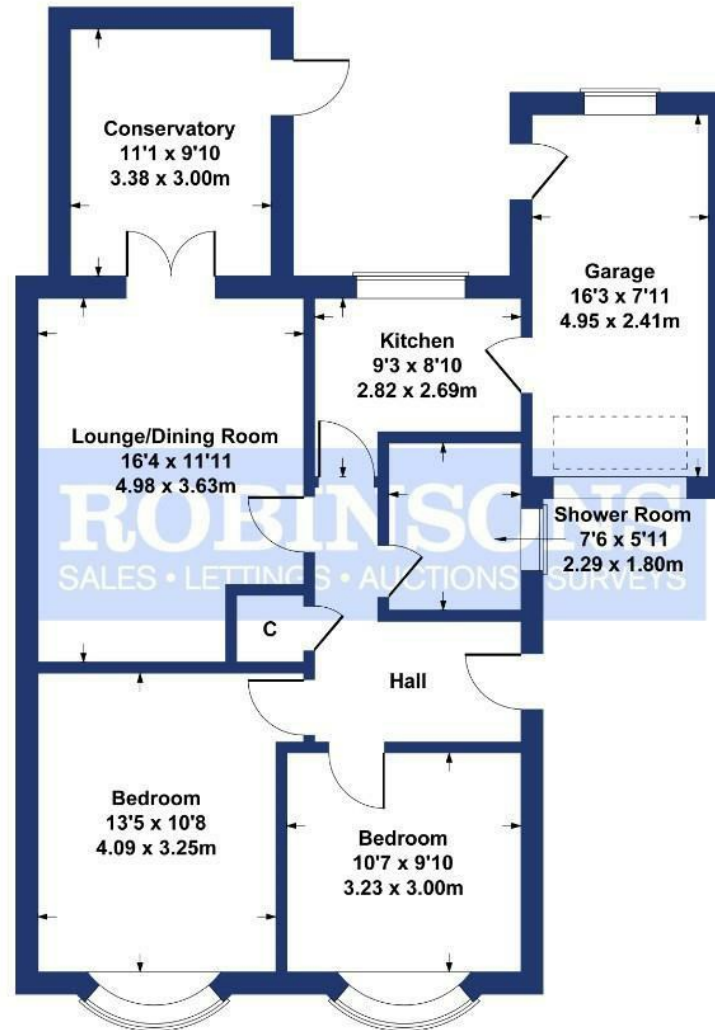
Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Energy Rating: D

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.

Broom Hall Drive

Approximate Gross Internal Area
909 sq ft - 84 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			83
(81-81) B			
(69-80) C			
(55-68) D		67	
(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. Robinscans can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinscans staff may benefit from referral incentives relating to these services.



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

