



Taylor Court, Carrville, DH1 1EL
4 Bed - House - Townhouse
£265,000

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No Chain ** Spacious & Versatile Layout ** 4/5 Bedrooms ** 3 Bathrooms ** Enclosed Garden & Double Detached Garage ** Must Be Viewed **

Ideally positioned for commuters, this impressive five-bedroom home offers excellent transport links, with the A1(M) at Carrville just minutes away. Durham City Centre and Dragonville Retail Park are both around a 10-minute drive, while Carrville and Belmont provide a good range of everyday amenities.

The welcoming entrance hallway leads to the cloak/wc and into the impressive open-plan kitchen and dining area, recently renovated to a high specification with contemporary units, integrated appliances and elegant quartz work surfaces. There is ample space for a large dining table, with the room flowing seamlessly into a spacious family area featuring patio doors opening onto the rear garden – ideal for family living and entertaining.

To the first floor is a superb living room with Juliet balcony, which could alternatively be used as a fifth bedroom. The generous principal bedroom features fitted wardrobes and a stylish en-suite shower room.

The second floor offers three further well-proportioned bedrooms, with bedroom two benefiting from an en-suite shower room, together with a modern family bathroom with shower over the bath.

Externally, the enclosed rear garden features lawn and patio areas, providing an attractive space for outdoor dining and relaxation. Gated side access leads to the front, where a driveway provides off-street parking and access to a detached double garage.

A spacious and versatile family home combining contemporary living, excellent accommodation and convenient access to Durham City and the A1(M).

Agents Notes

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

Tenure: Freehold

Estate Management Charge – TBC

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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.

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 – No

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



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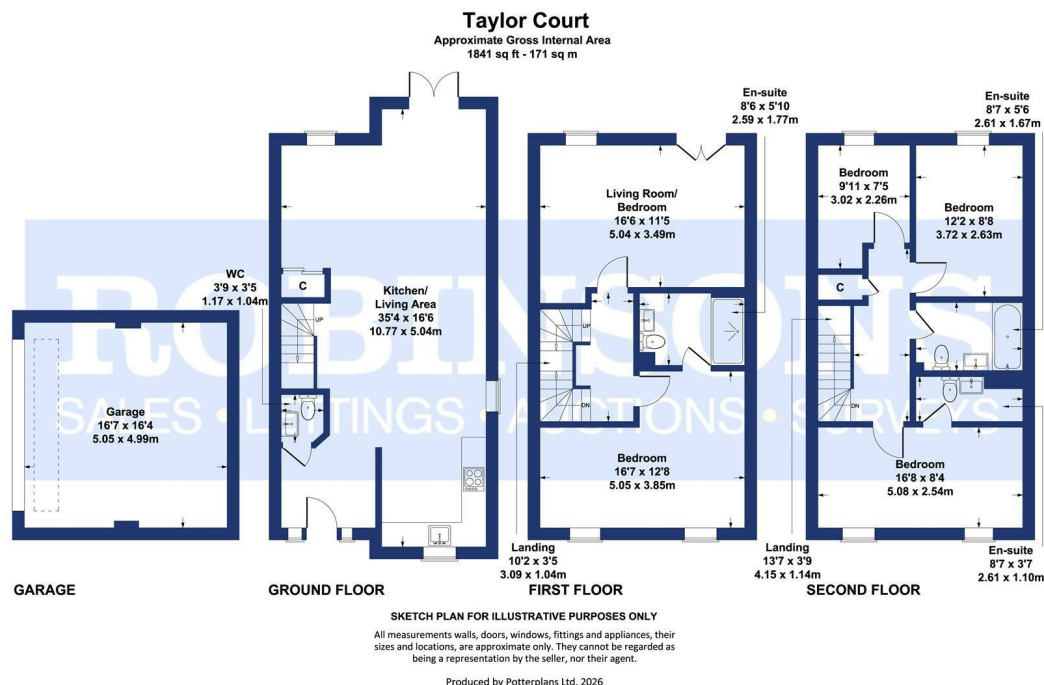
Surveys and EPCs

Property Auctions

Lettings and Management

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Dedicated Property Manager



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		

DURHAM

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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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