



Hornbeam Close, Gilesgate, DH1 1EN  
4 Bed - House - Detached  
£310,000

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## Hornbeam Close Gilesgate, DH1 1EN

Superb Family Home \*\* Popular & Convenient Location \*\* Small Modern Development \*\* Good Road Links \*\* Gardens, Ample Parking & Garage \*\* Bi-Fold Doors to Garden \*\* Open Plan Living \*\* Double Glazing & GCH \*\* Must Be Viewed \*\*

As you enter through the front door, the open-plan layout immediately draws your eye through to the stunning kitchen/dining area and out to the rear garden via the bi-fold doors. The ground floor also features a spacious cloakroom/W.C, a utility area positioned to the back of the garage, and a bright, airy lounge at the rear of the property with window overlooking the garden.

Upstairs, you'll find three double bedrooms, a fourth single bedroom, an en-suite shower room to the main bedroom, and a modern family bathroom. Externally, the property benefits from an open lawned front garden, a double-width driveway, and a single garage.

Gilesgate is an immensely popular village, boasting a prime location for those who enjoy leisurely walks to Durham City and along the riverside. Furthermore, its close proximity to the train station and the A690, offering access to the A1(M), makes it an excellent choice for commuters.

Within this charming village, you'll find a variety of local amenities such as shops, a convenience store, a welcoming public house, and a selection of take-away restaurants. For a broader shopping experience, the Dragonville retail park is just a short distance away, featuring numerous shops, a supermarket, and a petrol station. Additionally, Durham City centre offers a wealth of extra amenities and facilities.





















## GROUND FLOOR

### Entrance Hallway

#### Cloak/WC

5'4 x 5'11 (1.63m x 1.80m)

#### Lounge

14'2 x 10'4 (4.32m x 3.15m)

#### Kitchen Dining

23'5 x 10'2 (7.14m x 3.10m)

#### Garage

19'4 x 10'0 (5.89m x 3.05m)

## FIRST FLOOR

### Bedroom

14'8 x 10'4 (4.47m x 3.15m)

### En-Suite

7'7 x 4'8 (2.31m x 1.42m)

### Bedroom

12'8 x 10'2 (3.86m x 3.10m)

### Bedroom

10'4 x 9'6 (3.15m x 2.90m)

### Bedroom

10'2 x 6'7 (3.10m x 2.01m)

### Bathroom/WC

7'3 x 5'7 (2.21m x 1.70m)

### Agent Notes

Council Tax: Durham County Council, Band D - Approx. £2,551 p.a

Tenure: Freehold

There is an estate management charge - approx. £98.29 pa

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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 – N/A

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

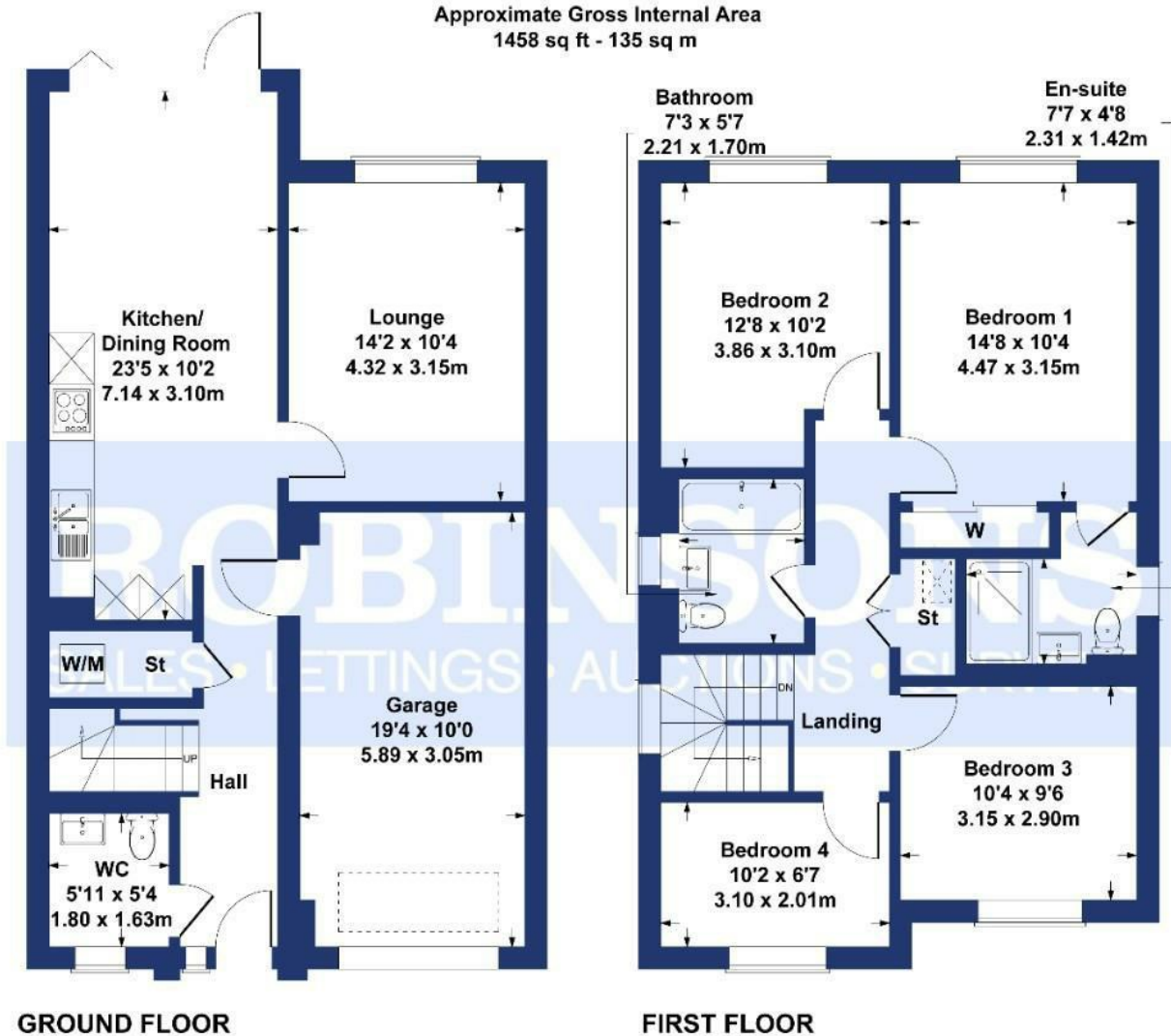






# Hornbeam Close

Approximate Gross Internal Area  
1458 sq ft - 135 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) <b>A</b>		94
(61-81) <b>B</b>	83	
(39-60) <b>C</b>		
(22-38) <b>D</b>		
(9-21) <b>E</b>		
(1-8) <b>F</b>		
(0) <b>G</b>		
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.



