



Whalton Close, Sherburn Village, DH6 1JZ  
3 Bed - House - Semi-Detached  
O.I.R.O £199,950

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## Whalton Close Sherburn Village, DH6 1JZ

Stunning First or Family Home \*\* Recently Refurbished Throughout \*\* No Chain \*\* Popular Village With Cul-De-Sac Location \*\* Ample Parking, Garage & Gardens \*\* Superb Open Plan Kitchen Dining \*\* Sumptuous Bathroom \*\* Outskirts of Durham \*\* Good Amenities & Road Links \*\* Early Viewing Advised

The floor plan comprises: entrance porch, inviting hallway, comfortable lounge, open plan kitchen dining area with a range of fitted units, breakfast bar and patio doors to the rear garden. There is also a useful utility room with access to the rear garden and garage. The first floor has three bedrooms and sumptuous bathroom/WC, which includes over bath shower. Outside, there is ample front parking which leads to the single garage, whilst the rear enjoys an enclosed garden with lawn and patio areas.

Externally, the property enjoys a large driveway to the front, providing ample off-road parking and access to a spacious garage. The rear garden offers a wonderful retreat with lawn and patio areas - an ideal setting for outdoor living and family enjoyment.

Perfectly positioned within easy reach of local shops and amenities in the highly sought-after village of Sherburn, the property also benefits from excellent access to Durham City Centre, just three miles away, offering a wide variety of shopping, dining, and leisure facilities. Sherburn Village is ideally placed for commuters, being only a short drive from the A1(M) Motorway Interchange, ensuring swift connections to surrounding regional centres.

















## GROUND FLOOR

### Entrance Porch

### Inviting Hallway

### Lounge

13'9 x 12'2 (4.19m x 3.71m)

### Open Plan Kitchen Dining

### Kitchen

9'7 x 8'4 (2.92m x 2.54m)

### Dining Area

9'3 x 8'6 (2.82m x 2.59m)

### Utility Room

7'10 x 6'2 (2.39m x 1.88m)

### Garage

17'0 x 7'6 (5.18m x 2.29m)

## FIRST FLOOR

### Bedroom

11'3 x 9'6 (3.43m x 2.90m)

### Bedroom

10'0 x 9'4 (3.05m x 2.84m)

### Bedroom

8'5 x 8'1 (2.57m x 2.46m)

### Bathroom/WC

8'6 x 5'5 (2.59m x 1.65m)

### Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2268 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Assumed 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 – NA

Probate – NA

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 – Downstairs remodelled 2025

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.

Approximate Gross Internal Area  
1044 sq ft - 97 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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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	

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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