



North Street, West Rainton, DH4 6NU
4 Bed - House - Detached
O.I.R.O £360,000

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North Street West Rainton, DH4 6NU

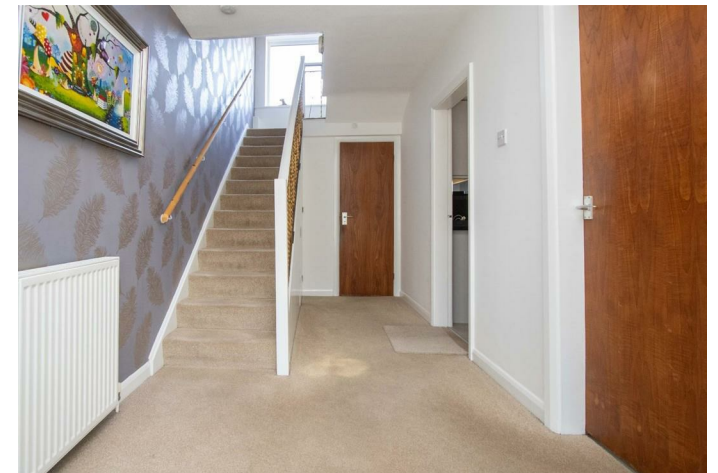
Superb Detached Home ** Generous & Pleasant Position ** Gated Driveway & Large Detached Garage ** Private Rear Aspect ** Village Location ** Outskirts of Durham ** Good Commuting Links North & South ** Rarely Available ** Must Be Viewed **

The floor plan comprises; entrance vestibule, inviting hallway, comfortable living room which has dining area and door to the rear garden. There is an additional reception room which would make an ideal office, formal dining room or snug. The modern kitchen breakfast room has been re-fitted and has a range of integral appliances. There is also a useful utility space and cloak/WC. The first floor has four good size bedrooms and a large family bathroom with separate shower cubicle. Outside, the property occupies a pleasant position within the village, and has gardens front and rear. The rear, which offers a degree of privacy is accessed via a gated driveway and leads to the large detached garage/workshop. Further benefits are upvc double glazed windows and gas central heating.

West Rainton is a picturesque village on the outskirts of Durham City, offering a serene semi-rural lifestyle while maintaining convenient access to nearby urban centres. The village offers a variety of amenities and a Primary School.

Transport links are excellent, with the A690 running adjacent to the village, providing direct routes to both Durham City and Sunderland. The A1(M) motorway is also easily accessible, ensuring smooth connections to the wider North East region, making commuting straightforward and efficient.

West Rainton is surrounded by beautiful countryside, perfect for scenic walks and outdoor activities. Nearby, Ramside Hall Hotel offers two golf courses, an award-winning spa, and a high-quality gym, providing fantastic leisure options for residents. Durham City Centre is just a short drive away, featuring a wealth of high street stores, restaurants, and cultural attractions.













GROUND FLOOR

Entrance Vestibule

Inviting Hallway

Living Room with Dining Area

25'5 x 11'9 (7.75m x 3.58m)

Reception or Formal Dining Room

12'2 x 11'8 (3.71m x 3.56m)

Kitchen Breakfast Room

12'3 x 12'2 (3.73m x 3.71m)

Utility Area

10'0 x 5'5 (3.05m x 1.65m)

Cloak/WC

FIRST FLOOR

Bedroom

15'9 x 9'9 (4.80m x 2.97m)

Bedroom

12'7 x 12'0 (3.84m x 3.66m)

Bedroom

11'9 x 11'8 (3.58m x 3.56m)

Bedroom

9'4 x 6'9 (2.84m x 2.06m)

Bathroom/WC

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

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 11 Mbps, Superfast 67 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

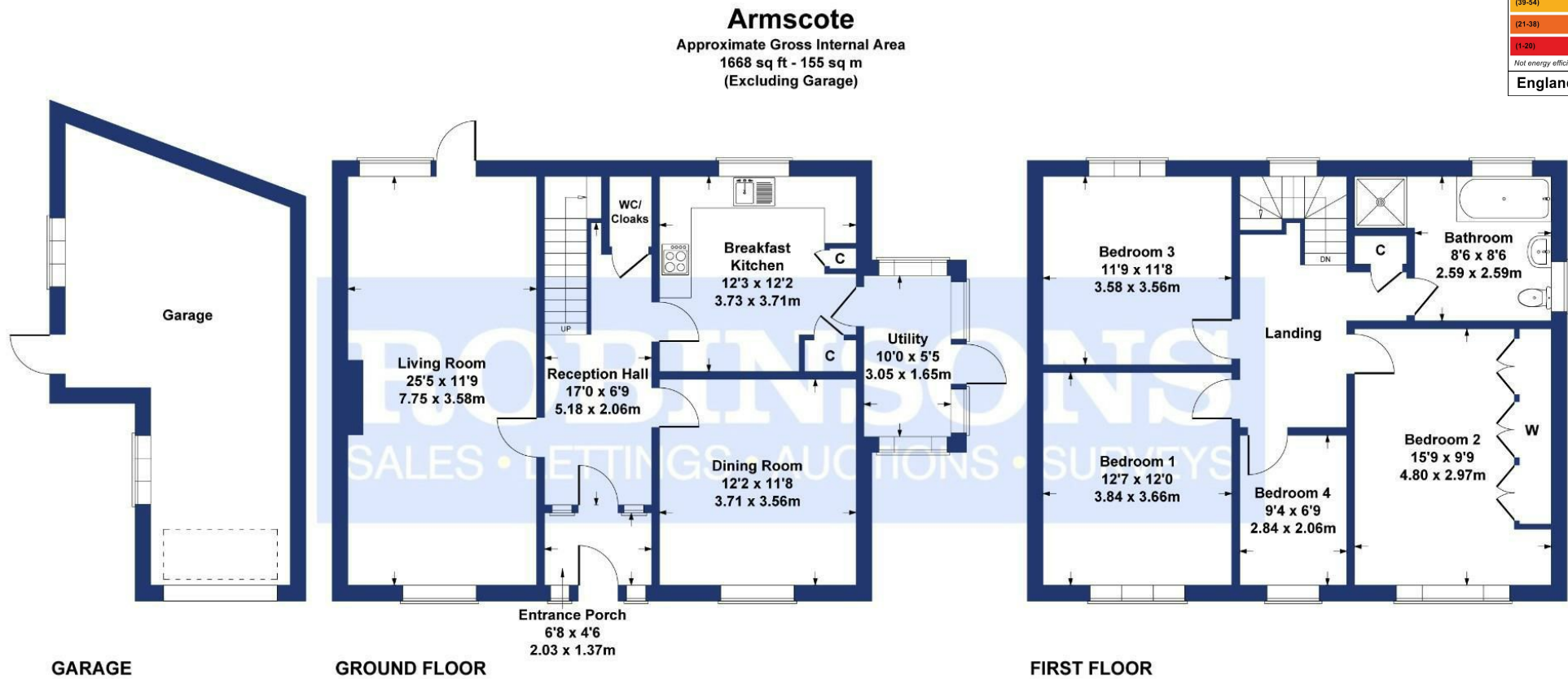
Council Tax: Durham County Council, Band D - Approx. £2431 p.a

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.



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



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

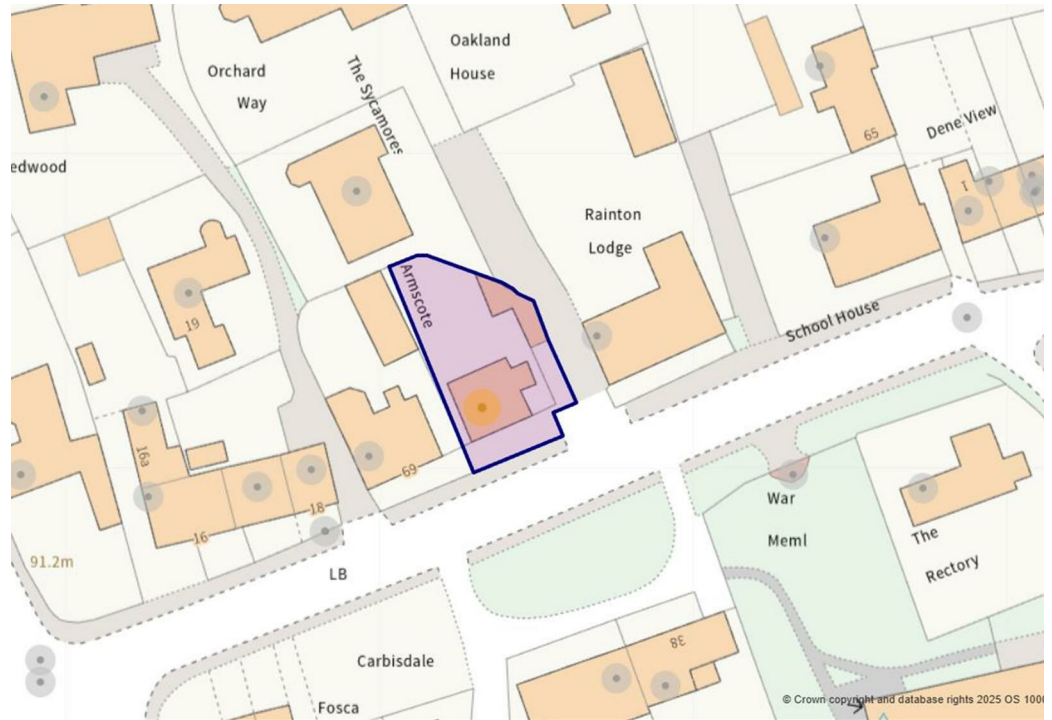
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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









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