



Brecken Way, Meadowfield, DH7 8UZ
4 Bed - House - Detached
£250,000

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Brecken Way Meadowfield, DH7 8UZ

* EXCELLENT CUL DE SAC POSITION * VERY LARGE REAR GARDEN * FOUR LARGE BEDROOMS * LOTS OF POTENTIAL * AMPLE OFF-STREET PARKING * SPACIOUS ACCOMMODATION THROUGHOUT *

Available to purchase is this very large, well positioned family house with large rear garden. Being only one of two of this specific design on this traditionally highly sought after estate, the property sits in a quiet cul de sac with pleasant outlook to both front and rear.

The internal floorplan comprises of: entrance porch, hallway, large inviting lounge leading to dining area, conservatory, kitchen, and downstairs WC.

On the first floor there are four spacious bedrooms, the master having en-suite facilities, and a family bathroom. Both the en-suite and bathroom have been re-fitted.

To the front external is a large driveway which leads to a garage. At the rear is a lawned garden, with storage shed to the side.

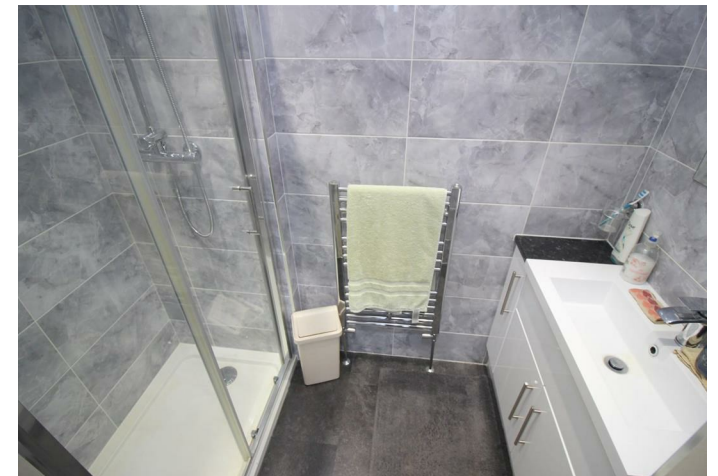
Meadowfield is surrounded by beautiful countryside, with many opportunities for outdoor activities such as walking, cycling, and fishing. The village is situated close to the River Wear, which is popular with anglers, and there are several nature reserves in the area.

Meadowfield is well-connected to the surrounding areas, with good transport links to Durham and other nearby towns and cities. The village is situated close to the A1 motorway, which provides easy access to the rest of the region. The nearby city of Durham offers a range of cultural and historical attractions, including Durham Cathedral and Durham Castle.

Overall, Meadowfield is a charming village with a strong community spirit, beautiful surroundings, and local amenities. It is an ideal place to live for those who enjoy a quiet, rural lifestyle, while still being within easy reach of nearby towns and cities.

Nb. the seller has informed us that he hopes to have the property re-decorated, and is getting the facias and guttering cleaned.

Council Tax Band D Approx. £2203pa
EPC Rating C











GROUND FLOOR

Porch

Hallway

Downstairs WC

Lounge

16'0" x 11'9" (4.9 x 3.6)

Dining Room

11'9" x 9'6" (3.6 x 2.9)

Conservatory

4 x 3.5 (1.22m x 0.91m.1.52m)

Kitchen

14'1" x 7'10" (4.3 x 2.4)

FIRST FLOOR

Landing

Bedroom

13'5" x 12'1" (4.1 x 3.7)

En-Suite

Bedroom

12'5" x 12'1" (3.8 x 3.7)

Bedroom

13'1" x 9'2" (4 x 2.8)

Bedroom

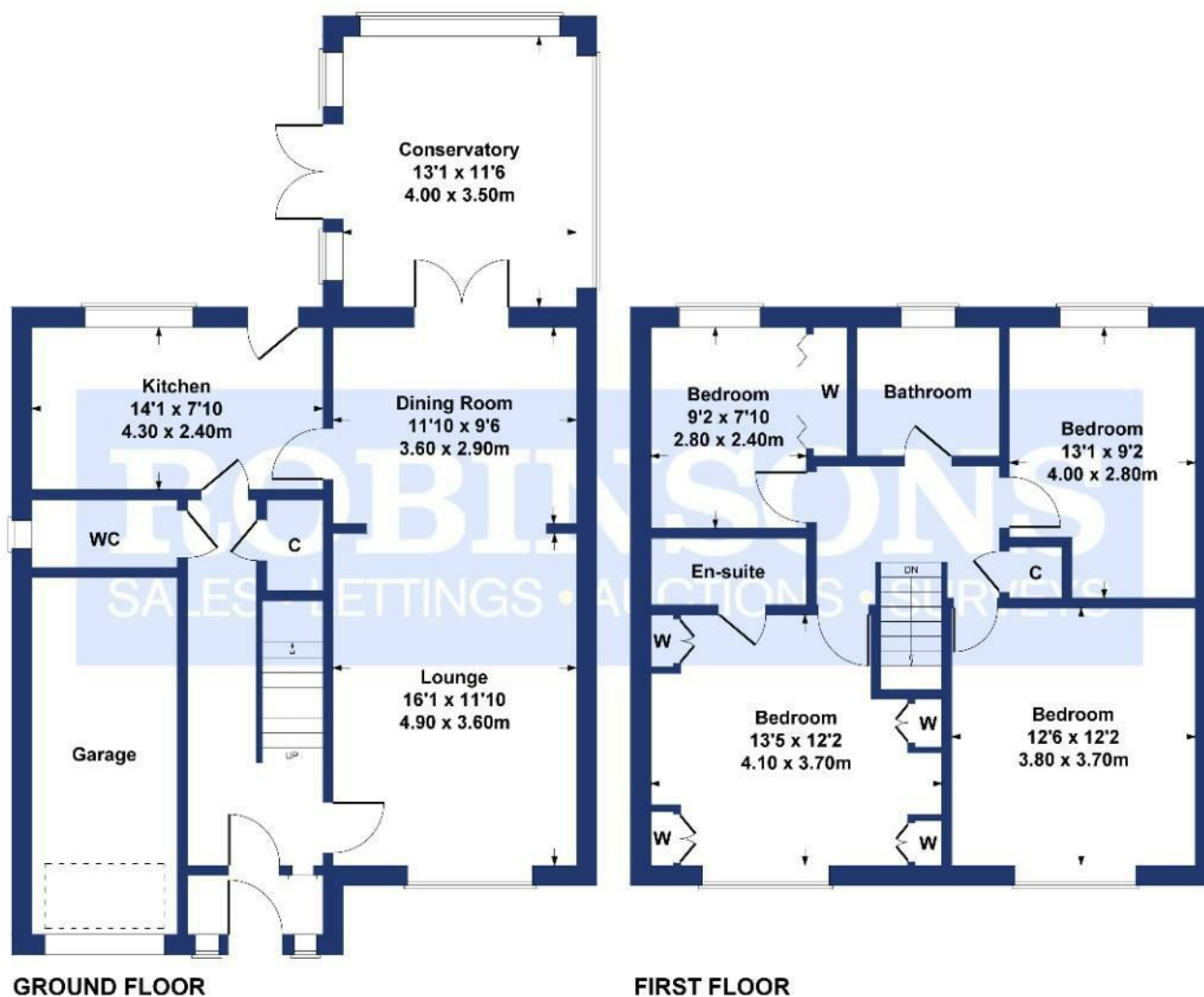
9'2" x 7'10" (2.8 x 2.4)

Bathroom



Brecken Way

Approximate Gross Internal Area
1582 sq ft - 147 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		84
(81-81) B		
(69-80) C	72	
(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

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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