



Finchale Abbey Village, Brasside, DH1 5FY
2 Bed - Park home
£130,000

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Finchale Abbey Village

Brasside, DH1 5FY

**** SECURE GATED ACCESS, OVER 50's SITE, STUNNING LOCATION WITH FABULOUS VIEWS, LARGE DRIVEWAY FOR THREE CARS, WELL PRESENTED ****

This delightful two-bedroom detached lodge is situated in the exclusive Finchale Abbey Village, Brasside, Durham – an over 50's community with secure gated access. Set in a picturesque location with fabulous views, this spacious lodge offers comfortable, affordable living in beautiful surroundings.

Inside, an entrance hallway leads to a large, welcoming living room with feature electric fire, enhanced by double-glazed windows to the front and side. The separate dining room opens onto a charming wooden terrace via French doors, perfect for enjoying the tranquil views. The fitted kitchen combines style and functionality, featuring fitted units, a stainless steel sink with mixer tap, integrated electric oven, hob, extractor fan, and a breakfast bar. With two built-in cupboards and plumbing for a washing machine, storage is ample.

The lodge boasts a comfortable master bedroom with walk-in wardrobe, and an en suite, including a shower cubicle, WC, and partially tiled walls. A second double bedroom offers flexibility for guests or hobbies, with an additional WC featuring laminate flooring and a wash hand basin.

Externally, the property includes a large block-paved driveway with off-street parking for 3 cars, an attached shed, and a well-maintained terrace, making this lodge both practical and appealing.

Viewings are highly recommended to experience the charm and tranquillity of this superbly located property!













Hallway

Living Room

18'0" x 11'11" (5.5 x 3.64)

Dining Room

10'4" x 7'2" (3.17 x 2.19)

Kitchen

10'8" x 9'4" (3.26 x 2.86)

Master Bedroom

9'5" x 9'4" (2.88 x 2.86)

Walk-in Wardrobe

Bedroom 2

10'7" x 9'4" (3.24 x 2.86)

WC

7'5" x 6'3" (2.27 x 1.93)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Septic Tank

Heating: Gas Central Heating

Broadband: Basic 14 Mbps

Mobile Signal/Coverage: Average

Tenure: Leasehold - We have been informed by the seller of the property that the property is leasehold. The lease began in 2005 with 99 years remaining. There are approx. 80 years left on the lease. Service charge is approx. £223 per calendar month, which includes water rates.

Council Tax: Durham County Council, Band A - Approx. £1621 p.a

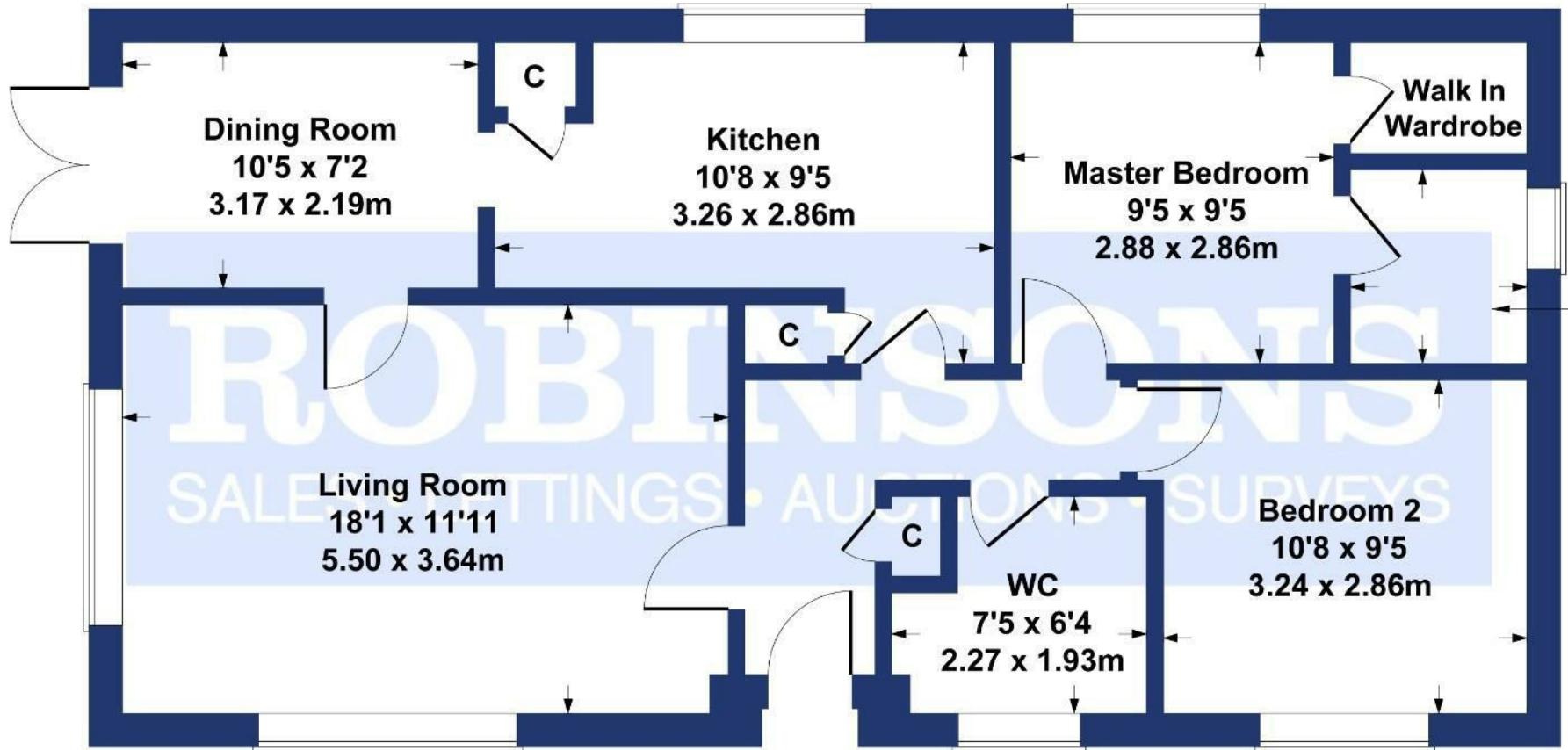
Energy Rating: Not Applicable



Finchale Abbey Village

Approximate Gross Internal Area
797 sq ft - 74 sq m

En-suite
5'8 x 5'2
1.72 x 1.57m



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.

Produced by Potterplans Ltd. 2024

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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