



Northwood Drive, Browney, DH7 8LA
3 Bed - House - Detached
O.I.R.O £265,000

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Northwood Drive Browney, DH7 8LA

No Upper Chain ** Stunning Detached Home ** Pleasantly Situated ** Sunny Rear Aspect ** Spacious Well Planned Floor Plan ** Outskirts of Durham ** Double Driveway ** Good Sized Garage ** Early Viewing Advised **

The floorplan briefly comprises: inviting entrance hallway leading to Milan-inspired kitchen, with a range of high quality appliances and a lovely light and spacious living/dining area. This is ideal for socialising and extends through large bi-fold doors, into the rear garden and patio area. There is also a comfortable lounge and large cloak/WC.

Upstairs, the master bedroom benefits from an en-suite shower room and fitted wardrobes. The family bathroom has a good size bath, floating sanitary ware and stunning wall and floor tiles. There is also a further double bedroom and a single bedroom.

To the front of the property is an open aspect garden with pleasant outlook, double width driveway, and garage. To the rear is an enclosed garden with lawned and patio areas with the added advantage of a sunny aspect.

The property occupies a pleasant position on this popular development and lies approximately 4 miles from Durham City. Browney is well placed for commuting purposes as it lies close to the A690 highway, giving access to the A1(M).

Council Tax Band D - Approx. £2203 PA
EPC Rating B













GROUND FLOOR

Inviting Hall

Cloak/WC

Kitchen Diner

20'0 x 10'2 (6.10m x 3.10m)

Lounge

15'9 x 9'10 (4.80m x 3.00m)

Garage

20'6 x 10'6 (6.25m x 3.20m)

FIRST FLOOR

Bedroom

10'10 x 9'10 (3.30m x 3.00m)

En-Suite

Bedroom

11'2 x 10'2 (3.40m x 3.10m)

Bedroom

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

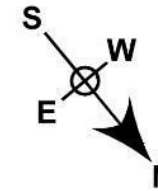
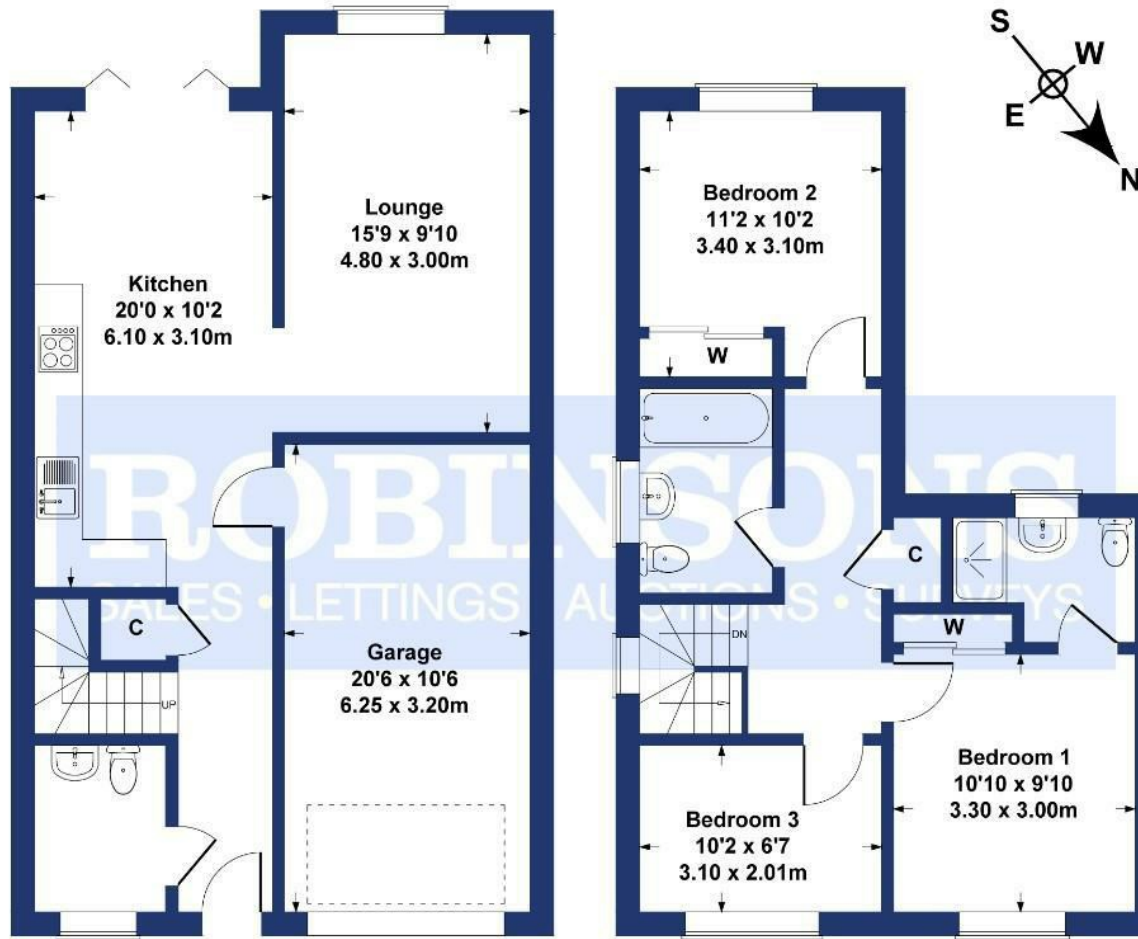
Bathroom/WC





Northwood Drive

Approximate Gross Internal Area
1254 sq ft - 116 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A	81	93
(61-81)	B		
(49-60)	C		
(35-48)	D		
(23-34)	E		
(13-22)	F		
(1-12)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

FIRST FLOOR

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

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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