



Bevan Grove, Gilesgate, DH1 2LQ
3 Bed - House - Semi-Detached
Offers Over £199,995

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Bevan Grove Gilesgate, DH1 2LQ

Early Viewing Advised ** Stunning Family Home ** Cul-De-Sac Position ** Extended & Spacious Floor Plan ** Private Rear Garden ** Ready to Move In ** Ample Driveway Parking & Single Garage ** Integrated Kitchen ** Upvc Double Glazing & GCH Via Combination Boiler ** Walking Distance to Durham City ** Close to Amenities & Major Road Links **

The floor plan comprises: entrance porch, comfortable and inviting living room with study/snug area. This ideal relaxation space leads through to the family dining area which opens into the delightful conservatory and breakfasting kitchen. The kitchen is fitted with a range of modern units and has a range of integral appliances which include fridge freezer, double oven and hob. The conservatory provides a tranquil space overlooking, and leading to the rear garden. The first floor has three bedrooms and family bathroom/WC which has a separate large walk-in shower. Outside there are front and rear gardens, driveway and garage with power and light.

Gilesgate is an immensely popular village, boasting a prime location for those who enjoy leisurely walks to Durham City and along the riverside. Furthermore, its close proximity to the train station and the A690, offering access to the A1(M), makes it an excellent choice for commuters.

Within this charming village, you'll find a variety of local amenities such as shops, a convenience store, a welcoming public house, and a selection of take-away restaurants. For a broader shopping experience, the Dragonville retail park is just a short distance away, featuring numerous shops, a supermarket, and a petrol station. Additionally, Durham City centre offers a wealth of extra amenities and facilities.

Families in Gilesgate are also well-served by nearby schools, including Durham Free School, Durham Gilesgate Primary School, and St Hild's C of E Primary School. Moreover, residents have the advantage of access to Durham Johnston and St Leonard's Catholic School.

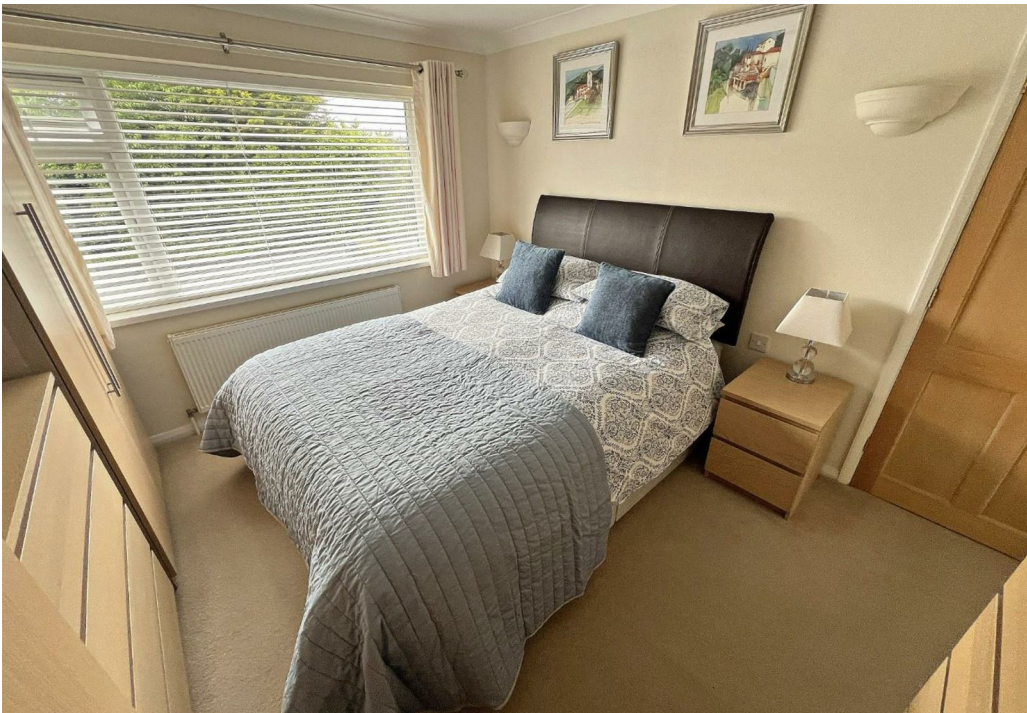












GROUND FLOOR

Entrance Porch

Lounge

23'08 x 10'07 (7.21m x 3.23m)

Dining Room

10'07 x 9'09 (3.23m x 2.97m)

Breakfasting Kitchen

17'08 x 8'0 (5.38m x 2.44m)

Conservatory

13'0 x 9'0 (3.96m x 2.74m)

FIRST FLOOR

Bedroom

12'3 x 10'7 (3.73m x 3.23m)

Bedroom

11'3 x 10'5 (3.43m x 3.18m)

Bedroom

9'1 x 7'9 (2.77m x 2.36m)

Bathroom/WC

8'0 x 7'09 (2.44m x 2.36m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1891 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.



Bevan Grove

Approximate Gross Internal Area
1240 sq ft - 115 sq m



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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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