

Cartington Road, Newton Hall Estate, DH1 5YR
5 Bed - House - Detached
O.I.R.O £460,000

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Cartington Road
Newton Hall Estate, DH1 5YR

* VERY RARELY AVAILABLE * SUBSTANTIAL FIVE BEDROOM DETACHED HOME * EXTENDED * FANTASTIC GARDEN ROOM * SEVERAL RECEPTION AREAS * PRIVATE REAR GARDEN * SUPERB VALLEY VIEWS * EN SUITE AND WALK-IN WARDROBE * GARAGE AND DRIVEWAY * MODERN COMBI BOILER *

Very rarely available to the market is this substantial and extended five bedroom detached family home, occupying a lovely cul de sac position within a highly sought-after development. Enjoying an excellent outlook across the surrounding valley, the property offers particularly spacious and versatile accommodation, making it an ideal choice for larger and growing families.

The impressive floorplan begins with an entrance porch and hallway leading into a large L-shaped lounge and dining area, providing excellent space for both everyday family living and entertaining. A particular highlight is the fantastic garden room overlooking the rear garden, while the ground floor is completed by a well-appointed kitchen, useful utility room and downstairs WC.

To the first floor are five well-sized and proportioned bedrooms. The impressive main bedroom benefits from its own en suite facilities and walk-in wardrobe, while the remaining bedrooms are served by a family bathroom.

Externally, there is a garden to the front together with a driveway providing off-street parking and access to the garage. To the rear is a lovely enclosed garden incorporating a patio area and enjoying an excellent degree of privacy. The elevated outlook and views across the valley provide an impressive backdrop and further enhance what is already a particularly appealing family home.

Combining substantial accommodation, excellent outside space, superb views and a rarely available cul de sac position, viewing is highly recommended to fully appreciate the size, setting and versatility of this impressive home.


























SAMSUNG





LOCATION

Cartington Road is situated within Newton Hall, one of Durham's traditionally popular residential areas, particularly appealing to families due to its established surroundings and convenient location. There are local shops, schools and everyday amenities nearby, while Durham City Centre is only a short distance away with its extensive shopping, leisure and recreational facilities. The area is also particularly well placed for commuters, with convenient access to the A167, A690 and A1(M), providing excellent connections throughout the region. Nearby countryside and walking routes further complement the property's attractive setting.

AGENT'S NOTES

Council Tax: Durham County Council, Band E - Approx. £3205pa
Tenure: Freehold
Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.
Gas Supply – Mains
Electricity Supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile Phone Coverage – Please refer to the Ofcom website: https://www.ofcom.org.uk
Estimated Broadband Download Speeds – Please refer to the Ofcom website: https://www.ofcom.org.uk
Building Safety – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Selective Licensing Area – No
Probate – Not applicable.
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Accessibility/Adaptations – Extended.
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



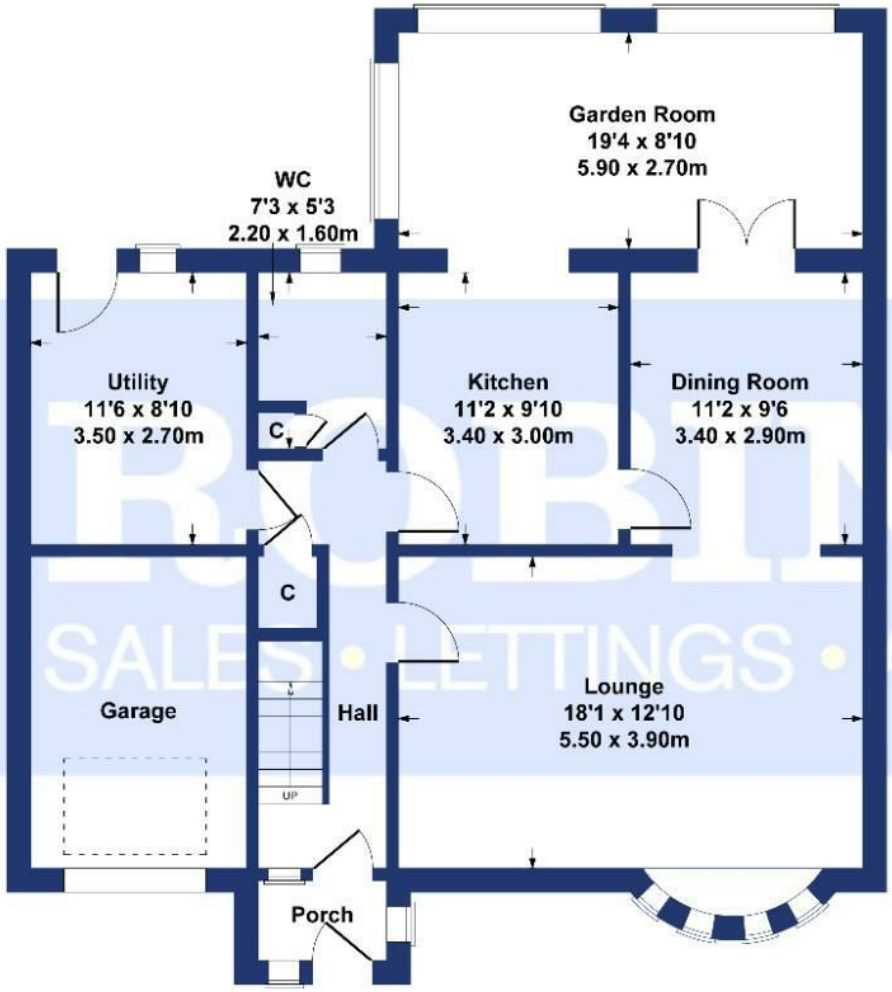


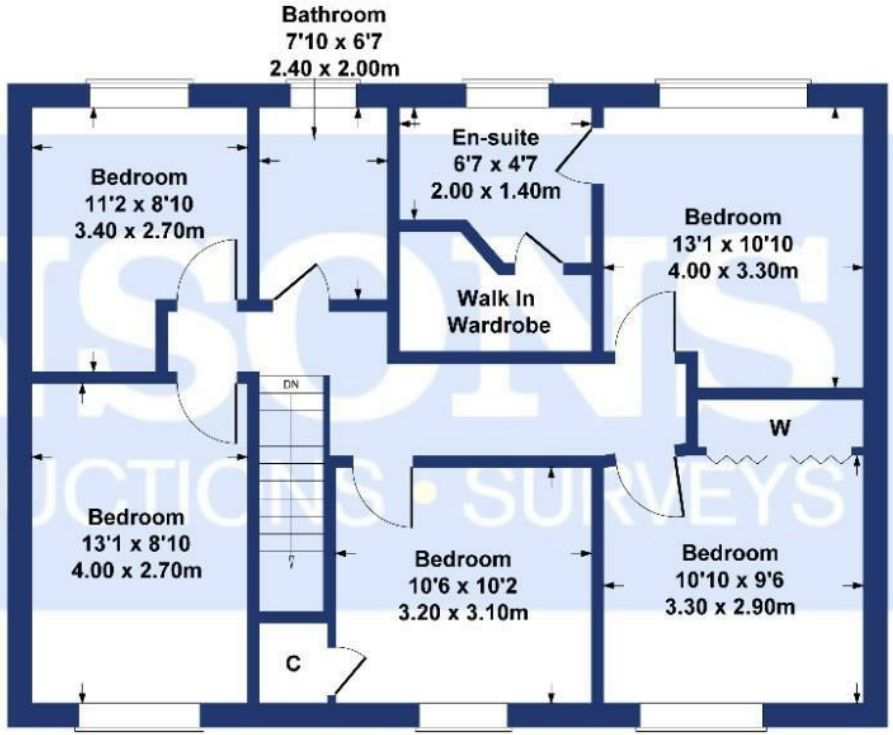




Cartington Road

Approximate Gross Internal Area
1884 sq ft - 175 sq m





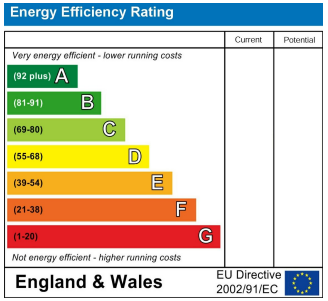
GROUND FLOOR

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 Potter Ltd. 2026



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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