



© Robinsons Estate Agents

Coach Lane, Witton Gilbert, DH7 6SX
4 Bed - Bungalow - Detached
O.I.R.O £485,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Coach Lane Witton Gilbert, DH7 6SX

An exceptionally rare opportunity to purchase a stunning stone-built bungalow, beautifully positioned within the highly desirable village of Witton Gilbert. Set in a fantastic, private setting with a sunny rear garden, this impressive home offers spacious, versatile living thanks to its extended layout.

Internally, the property enjoys a commanding position and is accessed via a period-style entrance hall, leading to a superb lounge with floor-to-ceiling windows and doors overlooking the private rear garden. There is a stylish open-plan modern kitchen and dining area, utility room, additional reception room, and a contemporary shower room/WC. The accommodation is completed by three well-proportioned bedrooms, with the principal bedroom benefiting from a generous en-suite, alongside a further family bathroom.

Externally, the property boasts gardens to the front, rear, and side. A driveway provides parking for multiple vehicles, along with a larger-than-average garage with storage loft and remote-controlled door. Additional benefits include uPVC double glazing and gas-fired central heating.

The Glade is ideally situated within Witton Gilbert, a popular village offering local shops, a primary school, and traditional pubs within walking distance. A wider range of retail, leisure, and professional services are available in nearby Durham.

For commuters, the area benefits from excellent road links via the A690 to Durham, Consett and Sunderland, with the A1(M) providing easy access north to Newcastle upon Tyne and south towards Darlington.





© Robinsons Estate Agents



© Robinsons Estate Agents



© Robinsons Estate Agents



© Robinsons Estate Agents



© Robinsons Estate Agents



© Robynsons Estate Agents



© Robynsons Estate Agents



© Robynsons Estate Agents



© Robynsons Estate Agents



© Robinsons Estate Agents



Agents Notes

Council Tax: Durham County Council, Band E - Approx. £3205 p.a

Tenure: Freehold

Property Construction – Assumed Standard

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 would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – Not that we are aware

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – Extended and floor plan altered

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

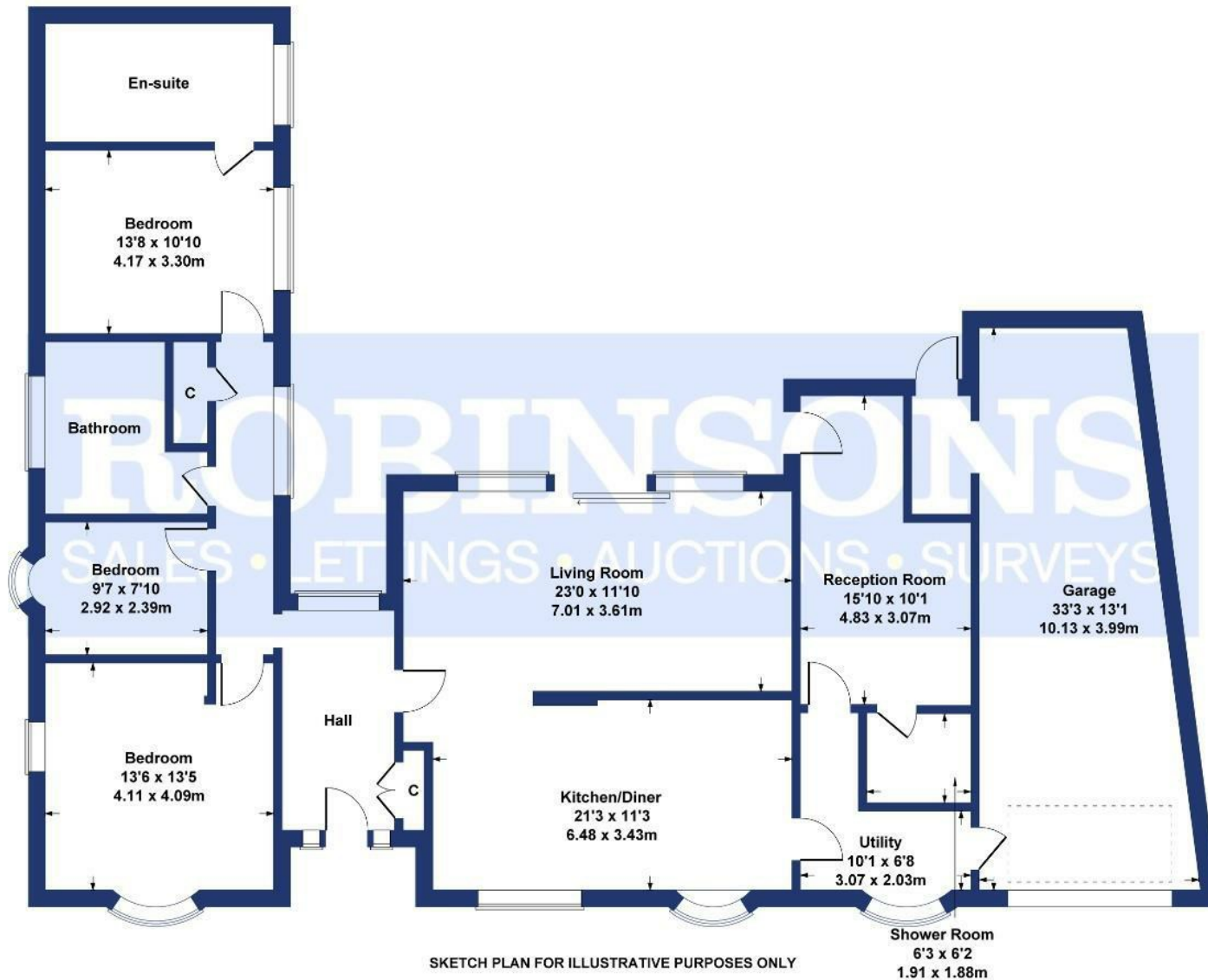
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





The Glade, Coach Lane

Approximate Gross Internal Area
2009 sq ft - 187 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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 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	

77

57

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.



© Robinsons Estate Agents

1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

