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Boltslaw Place, Gilesgate, DH1 2FA  
3 Bed - House - Detached  
£240,000

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# Boltslaw Place Gilesgate, DH1 2FA

Superb New Home \*\* Very Popular Location \*\* Outskirts of Durham City \*\* Parking & Gardens \*\*

The Braxton is an impressive three-bedroom detached home, thoughtfully designed to offer bright, flexible living spaces perfect for modern family or professional life.

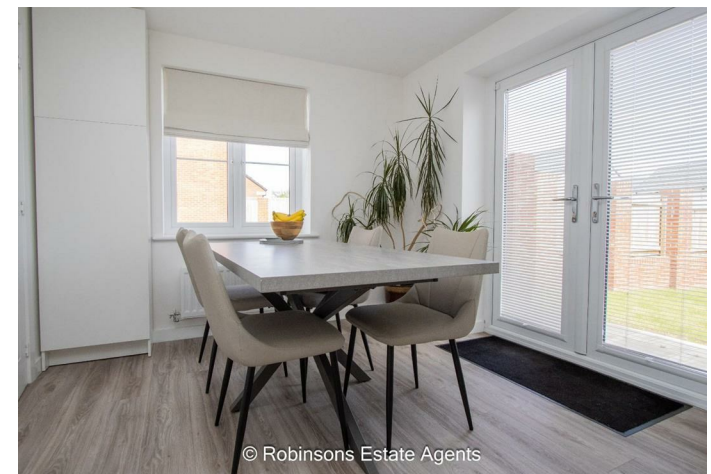
The welcoming entrance leads through to a spacious dual-aspect lounge, flooded with natural light and providing the ideal setting for both relaxing and entertaining. To the rear of the property, the contemporary open-plan kitchen and dining area creates the true heart of the home, featuring French doors that open onto the garden and seamlessly connect indoor and outdoor living.

Practicality is at the forefront of the design, with a separate utility room, convenient ground floor WC, and generous storage throughout, ensuring everyday family life runs smoothly.

Upstairs, the bright landing leads to three well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from a stylish en-suite shower room, creating a private retreat, while the additional bedrooms offer versatile accommodation for family members, guests, or those working from home.

Externally, the property enjoys an enclosed garden and driveway parking.

Combining contemporary design, energy-efficient construction, and thoughtfully planned living spaces, The Braxton presents an excellent opportunity for first-time buyers, growing families, and professionals seeking a stylish new home in a desirable location.







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### Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2502.67 p.a

Tenure: Freehold

Estate Management Charge/Service Charge – Yes, we have been advised it is not currently being charged until the development completed but understood to be approximately £120pa - any purchaser to check

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains / Solar panels

Water Supply – Mains (assumed metered)

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 – No

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 – No

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.



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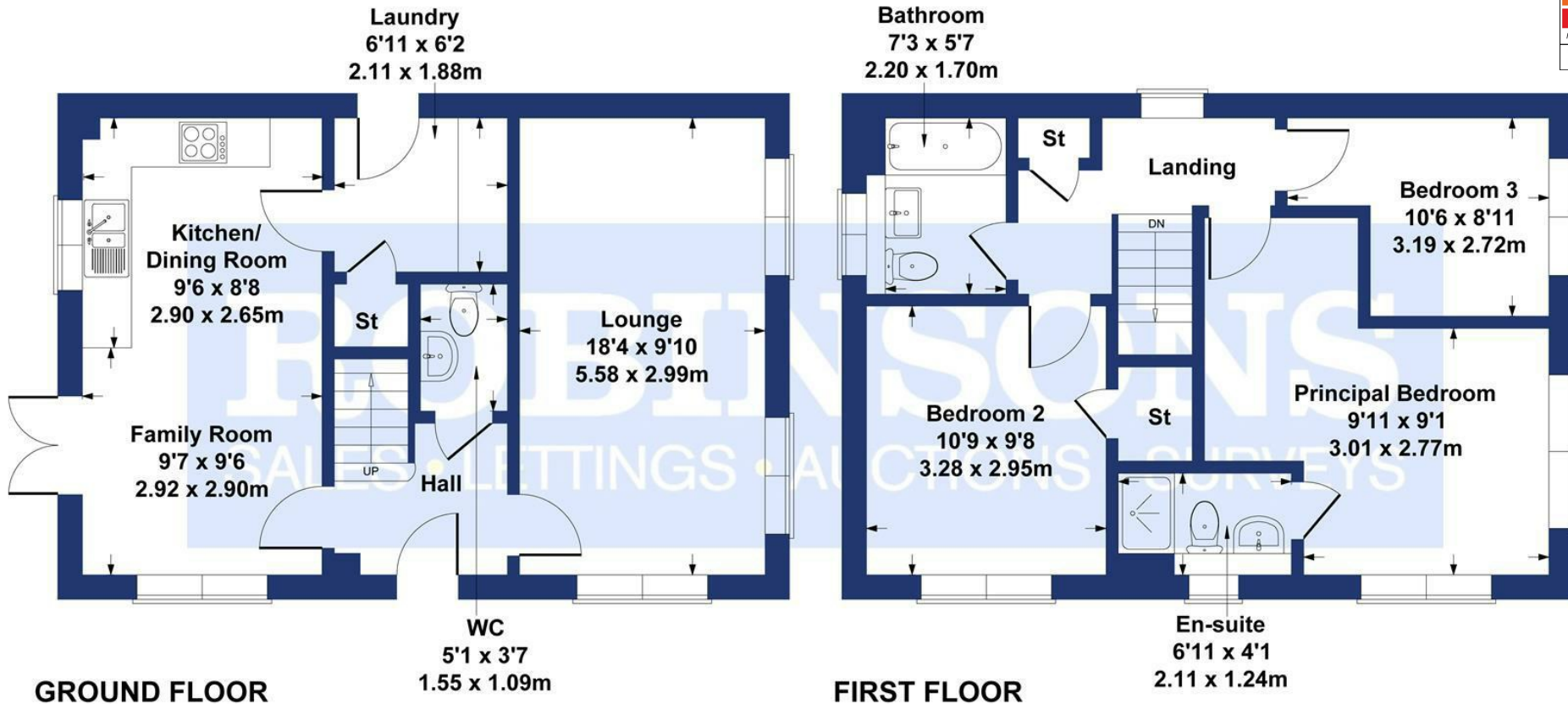


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# Boltslaw Place

Approximate Gross Internal Area  
1001 sq ft - 93 sq m

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          | 92                      | 92        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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. 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 services.



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