



Etherley Close, Newton Hall, DH1 5XQ  
5 Bed - House - Detached  
£395,000

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# Etherley Close

## Newton Hall, DH1 5XQ

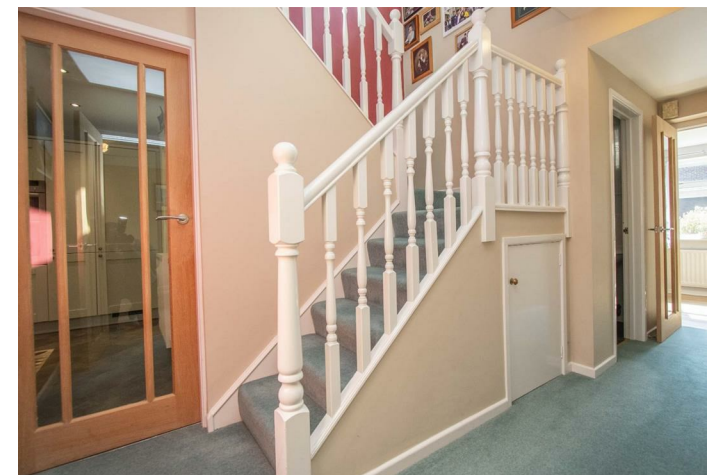
Superb & Extended Detached Home \*\* Pleasant Position \*\* Bi-Fold Doors Opening to Private Rear Garden \*\* Open Plan Living \*\* Very Popular Location \*\* Extremely Spacious & Versatile \*\* Rarely Available \*\* EV Charging Point \*\* GCH & Upvc Double Glazing \*\* Must Be Viewed \*\*

Located just three miles north of Durham City Centre, Newton Hall is a sought-after residential area known for its welcoming community and excellent accessibility. This well-established development offers residents a blend of suburban comfort and urban convenience, making it an ideal choice for families, professionals, and retirees alike.

Within Newton Hall itself, residents benefit from a selection of local shops, schools, and everyday amenities that cater to daily needs. Just a short distance away lies the Arnison Retail Park, a major shopping destination offering a variety of high-street stores, supermarkets, restaurants, and leisure facilities.

Newton Hall also boasts excellent transport links, making commuting and travel remarkably convenient. The nearby A(167) Highway and A1(M) Motorway provide fast and direct routes to surrounding towns and cities, enabling easy access both north toward Newcastle and south toward Darlington and beyond.

The floor plan comprises; entrance porch, office/study, hallway, cloak/WC, comfortable lounge with bi-fold doors opening to the open plan kitchen, living and dining room. There are bi-fold doors opening to the rear garden that creates a fabulous entertaining space. The kitchen breakfast area is fitted with quality units with a selection of integral appliances and feature centre island, and also having French doors to the rear patio area. There is also a useful utility room. The first floor has five bedrooms, with the master having dressing area and large en-suite shower room. One of the guest rooms also benefits en-suite wash basin. There is also a family bathroom with white suite. Outside is ample parking, gardens and large 32ft garage.













## GROUND FLOOR

### Entrance Porch

9'04 x 6'10 (2.84m x 2.08m)

### Office

9'04 x 8'11 (2.84m x 2.72m)

### Hallway

### Lounge

19'11 x 11'06 (6.07m x 3.51m)

### Sun/Dining Room

20'08 x 7'07 (6.30m x 2.31m)

### Kitchen Breakfast Room

18'04 x 12'10 (5.59m x 3.91m)

### Utility Room

8'11 x 6'07 (2.72m x 2.01m)

### Garage

32'05 x 9'11 (9.88m x 3.02m)

## FIRST FLOOR

### Bedroom

17'07 x 9'08 (5.36m x 2.95m)

### En-Suite

9'04 x 6'01 (2.84m x 1.85m)

### Bedroom

11'0 x 9'02 (3.35m x 2.79m)

### Bedroom

12'09 x 7'04 (3.89m x 2.24m)

### Bedroom

9'02 x 9'0 (2.79m x 2.74m)

### Bedroom

10'08 x 9'0 (3.25m x 2.74m)

### Bathroom/WC

8'11 x 5'08 (2.72m x 1.73m)

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 68 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2551 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.

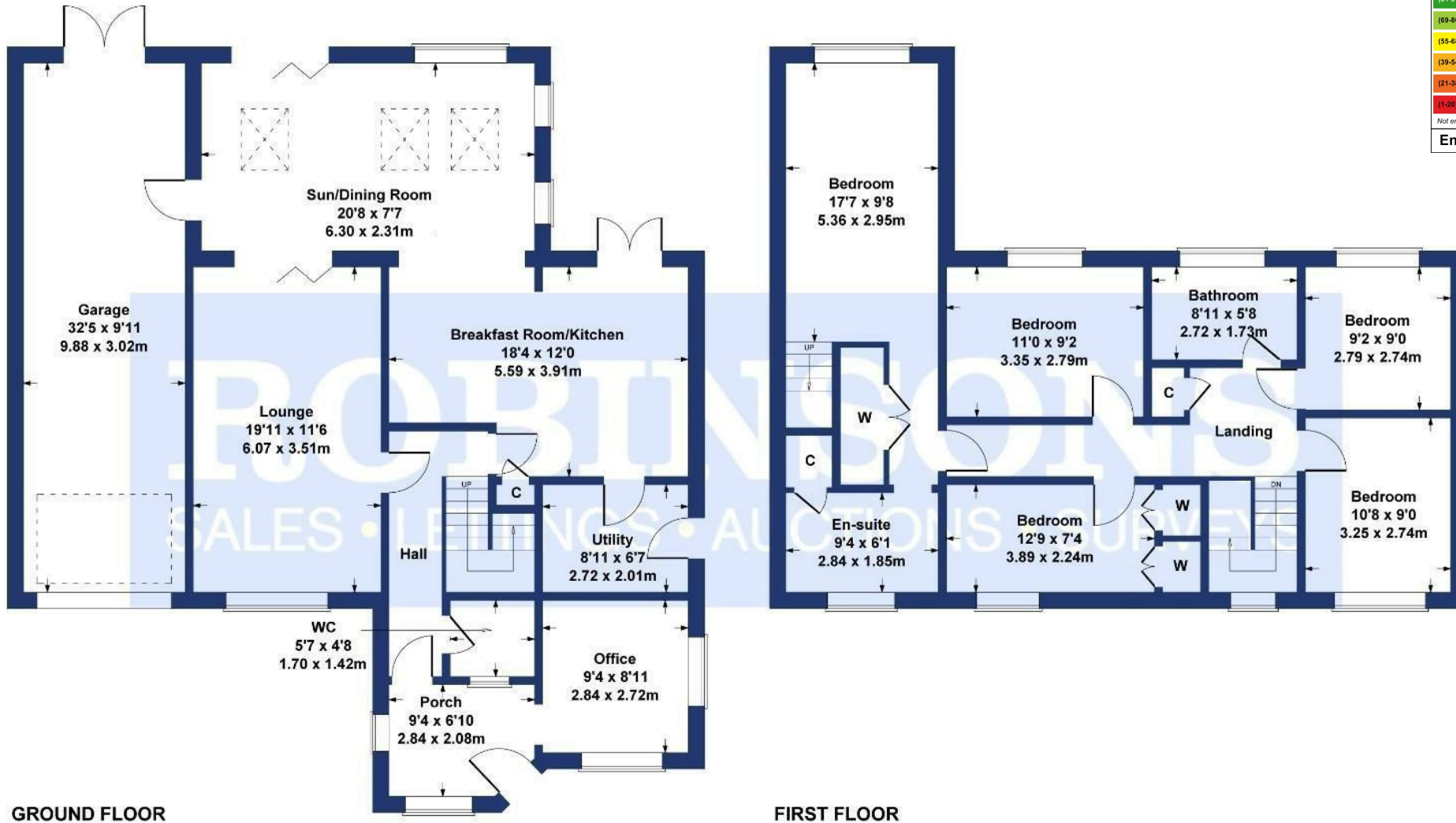
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser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



# Etherley Close

Approximate Gross Internal Area  
2333 sq ft - 217 sq m

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		67	76
		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. 2025

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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