



Hollywell Court, Broompark, DH7 7RR  
3 Bed - House - Semi-Detached  
£180,000

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# Hollywell Court

## Broompark, DH7 7RR

Early Viewing Advised - This Won't Be Around Long \*\* Stunning Family or First Home \*\* Upgraded & Extended \*\* Popular & Convenient Location \*\* Parking & Gardens \*\* Sunny Rear Aspect \*\* Outskirts of Durham \*\* Access to Walking & Cycle Routes \*\* Upvc Double Glazing & GCH Via Combination Boiler \*\*

The floor plan comprises: inviting entrance hallway, useful utility room, WC and possible office space which has been created from converting the garage. Seamlessly interlinking is the family room, kitchen dining room and rear garden/living room. Providing a mix of relaxation and entertaining space appealing to most buyers needs. The kitchen is fitted with a range of modern units and a selection of integral appliances, whilst the garden room opens out to the rear garden and patio area. The first floor has three double bedrooms and sumptuous family shower room/WC, with double walk in shower. Outside there is ample front parking and a rear enclosed garden with sunny aspect.

Hollywell Court stands within a sought-after development, nestled on the periphery of historic Durham City. This vibrant community enjoys a wealth of conveniences, boasting an array of shopping outlets and leisure activities within Durham itself, while the nearby village of Ushaw Moor offers additional local amenities to cater to residents' needs.

Hollywell Court is ideally situated for exploring picturesque countryside and scenic cycle routes. Commuters are also well-served, thanks to the convenient proximity to major transportation arteries. A regular bus service passes through the development, ensuring seamless connectivity to the wider region. Moreover, the A690, A1(M), and A19 Highways are mere minutes away by car, facilitating easy access to neighbouring urban hubs and beyond. Whether you seek the tranquillity of nature or the bustle of city life, Hollywell Court offers the perfect balance of suburban serenity and connectivity to fulfil diverse lifestyles.























## GROUND FLOOR

### Inviting Hallway

### Utility Room

11'1 x 8'4 (3.38m x 2.54m)

### WC

### Open Plan Living Kitchen & Dining Area

### Kitchen Dining Room

20'2 x 11'1 (6.15m x 3.38m)

### Family Room

15'1 x 11'1 (4.60m x 3.38m)

### Garden / Living Room

22'3 x 9'8 (6.78m x 2.95m)

## FIRST FLOOR

### Bedroom

12'2 x 11'1 (3.71m x 3.38m)

### Bedroom

11'1 x 9'5 (3.38m x 2.87m)

### Bedroom

11'1 x 7'10 (3.38m x 2.39m)

### Bathroom/WC

11'5 x 5'6 (3.48m x 1.68m)

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6Mbps, Superfast 50Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1801 p.a

Energy Rating: B

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.

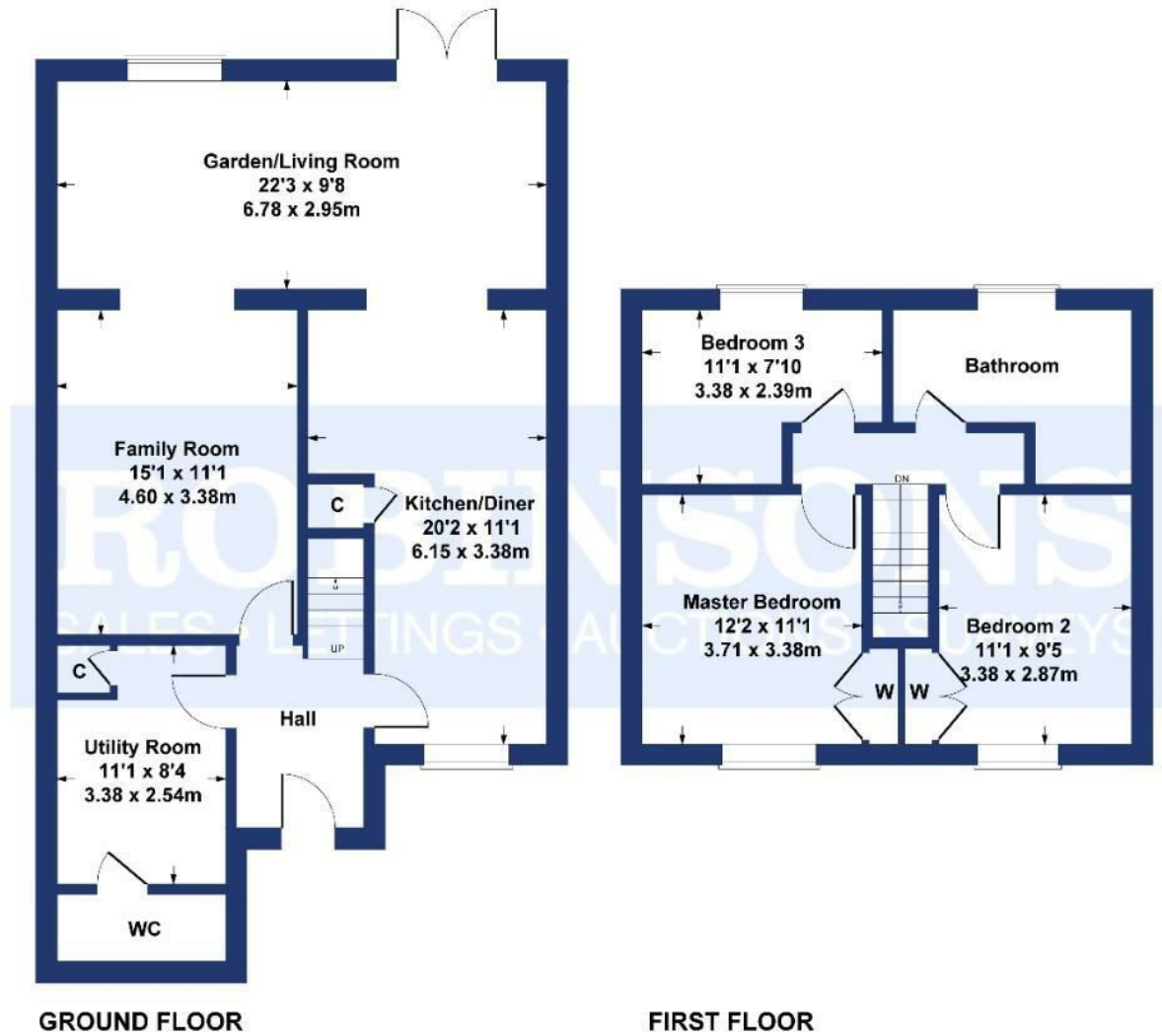






# Hollywell Court

Approximate Gross Internal Area  
1264 sq ft - 117 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(61-81) <b>B</b>	82	83
(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	

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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