



Greenhills, Byers Green, DL16 7QJ
3 Bed - Bungalow - Detached
Asking Price £249,950

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Robinsons are delighted to bring to the market this exceptional and immaculately presented three-bedroom detached bungalow, occupying a generous corner plot within a highly sought-after residential development in the heart of the semi-rural village of Byers Green.

This unique home is sure to appeal to a wide range of buyers, including retirees, professional couples and families, thanks to its superb standard of accommodation and enviable location. Finished to an outstanding specification throughout, the property boasts a host of desirable features, including a contemporary fitted kitchen, stylish bathroom and en-suite facilities, ample storage, UPVC double glazing, a spacious driveway, electric vehicle charging point and detached garage.

Properties of this calibre rarely become available, and therefore early viewing is highly recommended to avoid disappointment.

The accommodation briefly comprises an entrance vestibule leading into a stunning open-plan lounge and kitchen, fitted with a range of integrated appliances and designed to create a stylish yet practical living space. There are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a luxurious en-suite shower room. The accommodation is further enhanced by a beautifully appointed, fully tiled family bathroom finished to a high standard.

Externally, the property enjoys a well-maintained front garden alongside a large resin driveway providing ample off-road parking and access to the detached garage. To the rear, there is an attractive mature garden and pebbled seating area, offering a pleasant outdoor space for relaxation and entertaining.

EPC Rating: D
Council Tax Band: D

Vestibule

Feature radiator, access to the hall.

Hallway

Stunning Amtico flooring, hive heating control, storage cupboards x2, feature radiator, loft access via pull down ladder.

Lounge

17'3 x 11'0 max points (5.26m x 3.35m max points)

Stunning Amtico flooring, beautiful multi fuel stove and surround, uPVC windows, feature radiator, French doors leading to the rear garden.

Kitchen

14'3 x 10'7 max points (4.34m x 3.23m max points)

Ultra modern and high end wall and base units, integrated double oven, hob, plate warmer, wine cooler, fridge freezer, plumbed for washing machine, sink with mixer tap, stylish worktops, uPVC windows, access to the rear, feature radiator, spotlights, Amtico flooring.

Bedroom One

14'2 x 12'1 max points (4.32m x 3.68m max points)

UPVC window, radiator, storage cupboards.

En-suite

Beautiful fully tiled suite with walk in shower, w/c, wash hand basin, uPVC window, feature radiator, spotlights and extractor fan.

Bedroom Two

14'5 x 11'4 max points (4.39m x 3.45m max points)

UPVC bay window, radiator, storage cupboards x2.

Bedroom Three/Study

10'0 x 9'9 max points (3.05m x 2.97m max points)

Stunning fitted bed with matching storage around, uPVC window, radiator.

Bathroom

9'5 x 6'7 max points (2.87m x 2.01m max points)

High end suite with white panelled bath with shower over, w/c, wash hand basin, fully tiled, uPVC window, feature radiator, spotlights, extractor fan.

Externally

To the front elevation there is an easy to maintain garden and large resin driveway, which leads to the garage which has an electric car charging point. To the rear, there is a lovely mature garden and pebbled area.

Agent notes

Council Tax: Durham County Council, Band D

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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 – no

Probate –NA

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. Accessibility/Adaptations – stair access only, no lift

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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.



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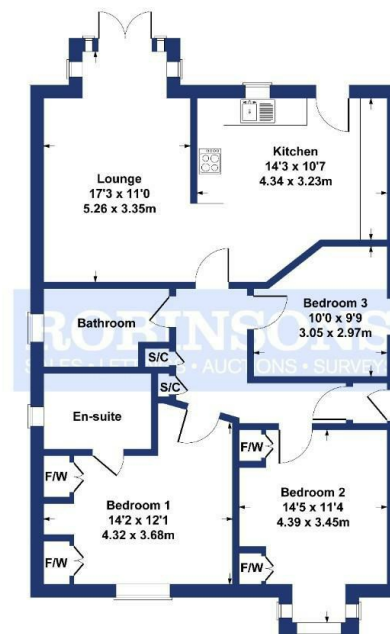
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Greenhills
Approximate Gross Internal Area
970 sq ft - 90 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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		
	61	75
England & Wales	EU Directive 2002/91/EC	

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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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