Greenhills, Byers Green, DL16 7QJ

2 Bed - Bungalow - Detached

£235,000

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Robinsons are delighted to present to the market this STUNNING, IMMACULATE and RECENTLY RENOVATED TWO BEDROOMED DETACHED BUNGALOW, occupying a generous plot within a highly desirable residential development in the heart of the semi-rural village of Byers Green. This exceptional home is sure to appeal to a wide range of buyers, including retirees, first-time buyers, and families alike. Finished to an outstanding standard throughout, the property boasts a wealth of impressive features, including an ultra-modern kitchen and shower room, excellent storage solutions, a substantial driveway, and a garage. Properties of this calibre rarely become available, therefore early viewing is strongly recommended to avoid disappointment.

The accommodation briefly comprises: an INVITING ENTRANCE HALLWAY, SPACIOUS LOUNGE a beautifully appointed MODERN FITTED KITCHEN with a range of integrated appliances and a SEPARATE DINING ROOM. A charming SUN ROOM extension provides additional living space and overlooks the rear garden. There are TWO WELL PROPORTIONED BEDROOMS, the master benefitting from fitted wardrobes, along with a stylish, WELL PRESENTED SHOWER ROOM. Externally the front of the property features a well maintained GARDEN and an EXTENSIVE BLOCK PAVED DRIVEWAY providing ample off-road parking, which leads to a DETACHED GARAGE located to the rear. The rear of the property enjoys a private ENCLOSED GARDEN with a paved patio area, ideally suited for outdoor relaxation and entertaining and is not directly overlooked.
Further details of the accommodation are outlined below:

EPC Rating: D
Council Tax Band: C

Hallway
With quality flooring.

Lounge
15'3x10'3 (4.65mx3.12m)
With quality flooring, central heating radiator and access to sun lounge.

Sun Room
20'1x8'3 (6.12mx2.51m)
Storage cupboard, spot lights to ceiling, plumbing for an automatic washing machine, central heating radiator, sky light, upvc windows, sliding doors to rear garden and access to garage.

Kitchen
9'8c7'9 (2.95mc2.36m)
Fitted with a stunning range of wall and base units, stylish sink unit with mixer tap and drainer, integrated fridge freezer, double oven, extractor fan, plumbing for dish washer, spot lights to ceiling , quality flooring and upvc window.

Dining Room
9'x8' (max) (2.74mx2.44m (max))
With quality flooring, central heating radiator and upvc window.

Inner Hallway
With central heating radiator, access to loft space via a pull down ladder.

Bedroom 1
11'1x10' (max) (3.38mx3.05m (max))
Fitted with a range of built in wardrobes, central heating radiator and upvc window with shutter blinds.

Bedroom 2
10'x'7' (3.05mx'2.13m)
with central heating radiator and upvc window.

Shower Room
6'9x6'4 (2.06mx1.93m)
Double shower cubicle, wc, wash hand basin, central heating radiator, spot lights to ceiling, extractor fan and upvc window.

Externally
To the front of the property there is an easy to maintain garden, long block paved driveway which leads to a garage.
Whilst to the rear there is a lovely enclosed garden which enjoys a stunning outlook.

Garage
17'x9' (5.18mx2.74m)
With electric door, mains power and lighting.

Agents Notes
Council Tax: Durham County Council, Band C
EPC Rating 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

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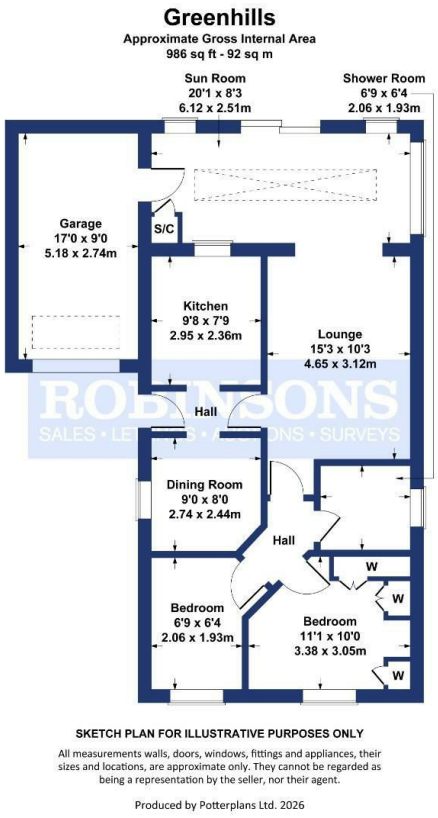
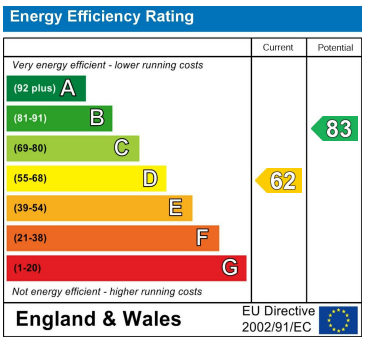


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



DURHAM
1-3 Old Elvet
DH1 3HL
T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE
19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET
45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonscls.co.uk

BISHOP AUCKLAND
120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK
Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR
11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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