



Greenhills, Byers Green, DL16 7QJ
2 Bed - Bungalow - Detached
£235,000

ROBINSONS
 SALES • LETTINGS • AUCTIONS • SURVEYS

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'x7' (3.05mx2.13m)

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.



OUR SERVICES

Mortgage Advice

Conveyancing

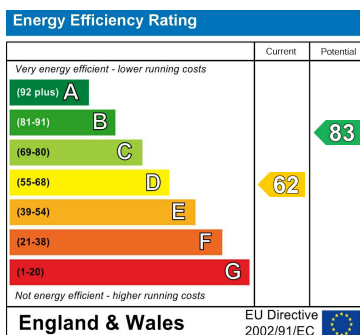
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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@robinsonscsls.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

DL16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk