



Canney Hill, Coundon Gate, DL14 8QN  
4 Bed - House - Detached  
£360,000

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# Canney Hill

## Coundon Gate, DL14 8QN

Nestled in the desirable area of Canney Hill, Coundon Gate, this remarkable four-bedroom detached house offers a perfect blend of modern living and spacious accommodation. Built in 2015, this executive home spans an impressive 2,099 square feet and is designed to meet the needs of contemporary family life.

Upon entering, you are greeted by a welcoming hallway that leads to a generous cloakroom and a bright, open-plan lounge. The lounge is enhanced by a large UPVC double-glazed bay window, allowing natural light to flood the space, and features a charming Inglenook fireplace with a multi-fuel log burner, creating a warm and inviting atmosphere. The lounge seamlessly flows into the kitchen and dining area, which is fitted with high-quality wall and base units, complemented by contrasting laminated surfaces and a breakfast bar. The dining area is bathed in light from UPVC double-glazed French doors that open onto a beautifully paved slate patio, perfect for outdoor entertaining.

The first floor comprises three well-proportioned double bedrooms, with the second bedroom offering delightful views over open fields. A family bathroom, equipped with a modern three-piece suite, completes this level. Ascending to the second floor, you will discover an impressive master suite that boasts ample space and could easily be adapted to create two separate rooms if desired. This luxurious retreat features a full en-suite bathroom and is enhanced by a dormer window and a Velux window, providing stunning views and additional light.

Externally, the property is equally appealing, with a low-maintenance walled garden at the front and an enclosed rear garden that includes stunning Mediterranean style slate patio area, and a block-paved driveway providing parking for up to 4 cars. A single garage, located in a block of four, adds to the convenience of this exceptional home.

To truly appreciate the size and quality of this family residence, we invite you to arrange an internal viewing























## GROUND FLOOR

Entrance Lobby

Entrance Hall

Lounge

19'7" x 15'1" (5.99 x 4.60)

Kitchen/Dining Room

24'4" x 11'8" (7.44 x 3.56)

## FIRST FLOOR

Landing

Bedroom 2

17'10" x 14'7" (5.46 x 4.45)

Bedroom 3

14'6" x 13'3" (4.42 x 4.04)

Bedroom 4

10'7" x 8'2" (3.25 x 2.51)

Family Bathroom

## SECOND FLOOR

Landing

Bedroom 1

29'5" x 18'2" (8.99 x 5.54)

Ensuite Bathroom

## EXTERNAL

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 14 Mbps, Superfast 75 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average -Good

Tenure: Freehold

Council Tax: Durham County Council, Band E (£3118 Min)

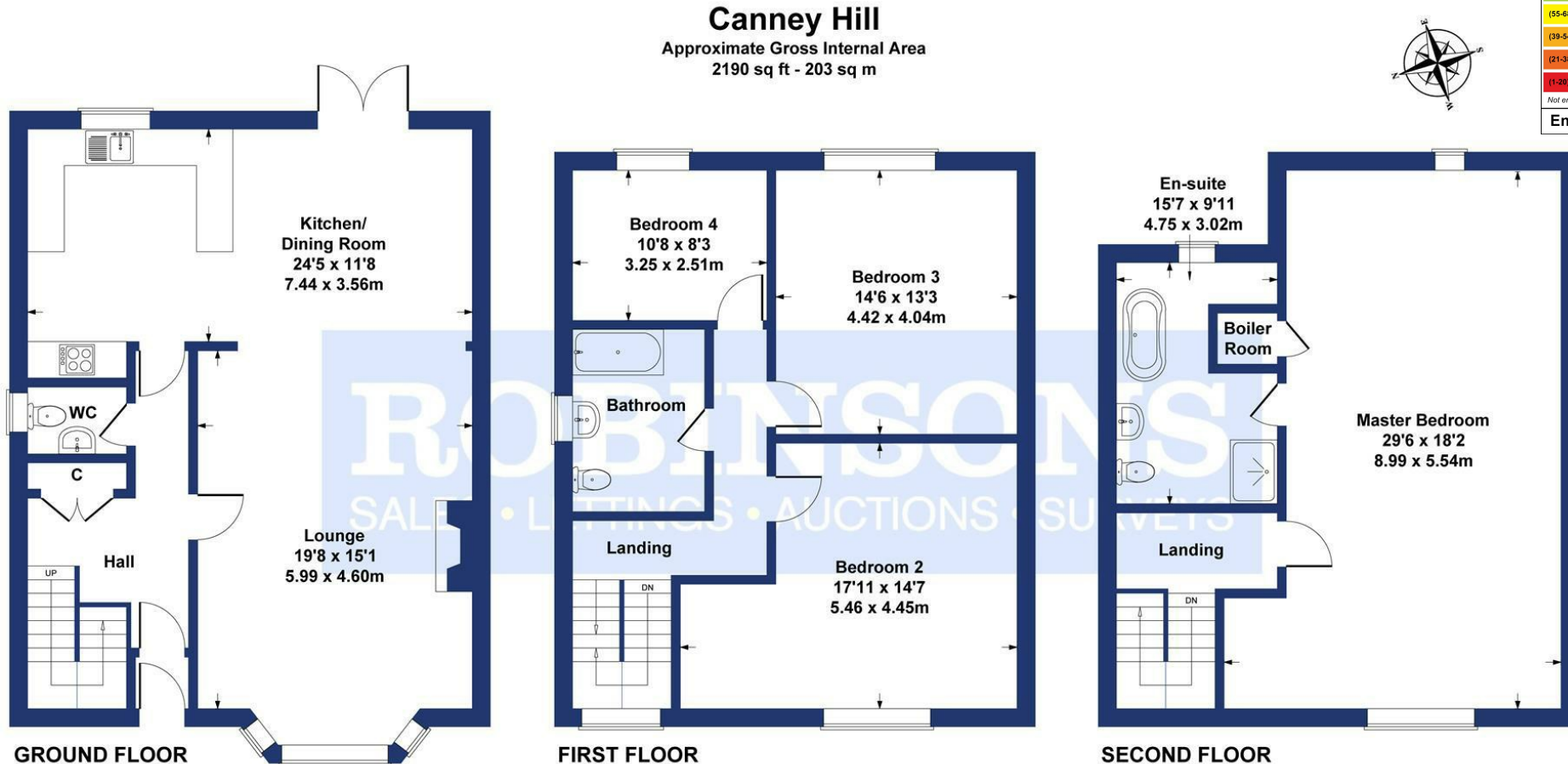
Energy Rating: TBC


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 authorities. Robinsons cannot accept liability for any information provided.









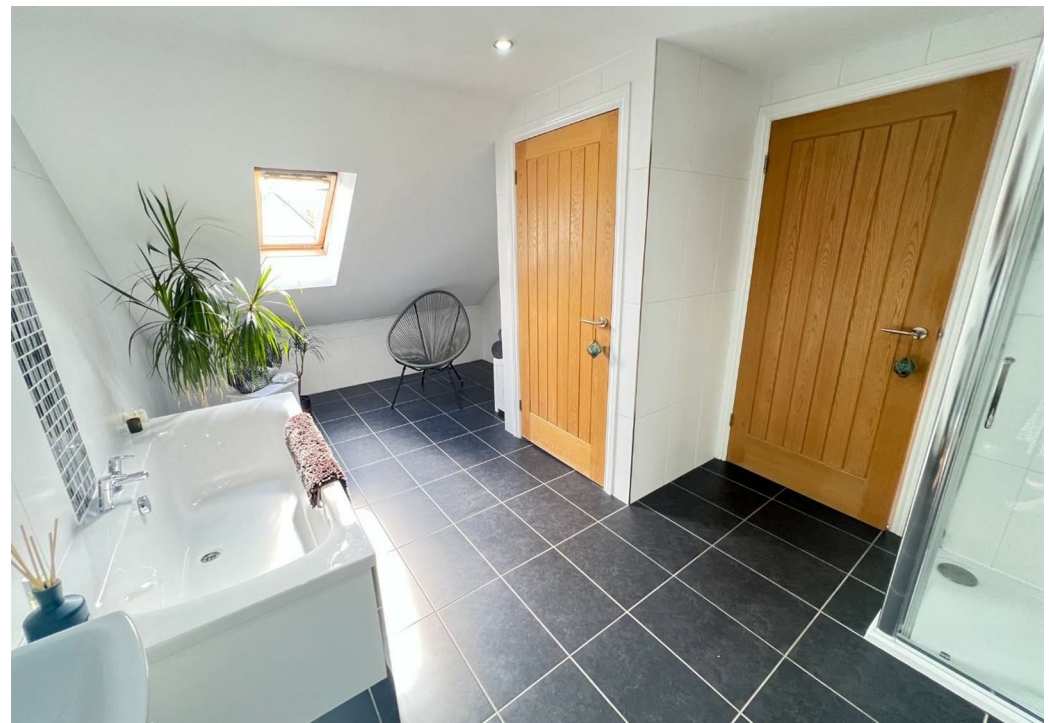
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>82</b>	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

**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

















120 Newgate Street, Bishop Auckland, DL14 7EH  
Tel: 01388 458111  
info@robinsonsbishop.co.uk  
www.robinsonsestateagents.co.uk

