



## 4 bed semi-detached house to buy in DH6

Hillside View, Sherburn Village, Durham, Durham, DH6 1DZ

# £200,000

🏠 x4 🚗 x1 🚲 x2

Tenure

**Freehold**

## Property features

- ✓ Great Location
- ✓ Modern Finish Throughout
- ✓ Private Garden
- ✓ Extended 4 Bedroom Semi
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Air Source Heat Pump

## Description

Introducing this superb extended semi-detached property in the highly sought-after location of Sherburn Village, Durham. Characterised by its modern finish throughout, this residence offers a stylish home setting ready for immediate move in.

The property benefits from an entrance vestibule proving an ideal space for those outdoor shoes and coats.

The beautifully presented living room runs the length of the property and offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. With neutral décor throughout, soft beige tones complemented by stylish white accents and light wood flooring, creating a bright and modern aesthetic.

With French doors allowing ample entertaining and natural light to flood the room and provide direct access to the rear garden, enhancing the feeling of space. The focal point of the room is a contemporary wall-mounted fireplace.

The stunning open-plan kitchen and dining area has been designed with both style and practicality in mind, creating a perfect space for modern family living and entertaining. This contemporary kitchen features sleek black cabinetry paired with glossy white countertops and chic subway tile splashbacks, offering a striking yet elegant contrast. Integrated appliances and ample storage ensure a streamlined, while the large central island with breakfast bar seating provides a perfect hub for casual dining or socialising.

The dining area is bright and welcoming, with French doors opening directly onto the rear garden, ideal for indoor-outdoor living and summer gatherings. With the open plan aspect space is available offering a multitude of uses with a bay window to the front. A ground floor WC is an ideal benefit for this family home.

To the first floor is four bedrooms, with the master having built in wardrobes which are floor to ceiling spanning the full length, and ideal place to store your belongings. It has 2 windows and is a spacious room. Bedroom 2 and 3 are also doubles, 4 being a single.

The stylish and contemporary family bathroom is finished to a high standard, offering a luxurious yet practical space. Fully tiled in sleek dark slate with subtle detailing, the room exudes a modern and sophisticated feel. The suite comprises a full-sized bathtub with chrome fixtures, a separate curved glass shower enclosure, a modern vanity unit with integrated basin and storage, and a close-coupled WC. The design maximises both comfort and functionality.

Externally, the property is just as impressive. The front garden is enclosed with low line wall and gate. To the rear is a

lush private garden laid with lawn and a section of decking, an ideal spot to unwind or host family and friends in the warmer months.

The village is well-equipped with essential amenities, including a primary school, local shops, and cosy public houses, ensuring everyday needs are met with ease. Sherburn Village is also rich in green spaces, providing excellent opportunities for walking, cycling, and outdoor recreation. The picturesque Sherburn Beck enhances the area's natural beauty, creating an idyllic setting for leisurely strolls. Families will appreciate the village's well-regarded schooling options including secondary schools in nearby Belmont and Durham which are easily accessible.

With excellent transport links, Sherburn Village offers quick connections to Durham, Newcastle, and beyond via the A1(M) motorway. Public transport options are also readily available, making commuting and day trips effortless.

This is a splendid opportunity for residential buyers seeking a harmonious blend of space, luxury, location, and contemporary lifestyle - the perfect place to call home. Viewings are highly recommended to truly appreciate the features and value of this property.

Council Tax Band: A

Tenure: Freehold

Price: £200,000

Property Type: Semi-detached house

Parking: On Street

Heating: Air Source Heat Pump

## External



## Living Room

3.40m x 5.65m (11'1" x 18'6")



## Kitchen

3.75m x 2.40m (12'3" x 7'10")



## Dining Room

2.70m x 6.60m (8'10" x 21'7")



## Bedroom 1

2.50m x 4.30m (8'2" x 14'1")



## Bedroom 2

3.20m x 2.80m (10'5" x 9'2")



## Bedroom 3

3.10m x 2.70m (10'2" x 8'10")



## Bedroom 4

2.70m x 1.66m (8'10" x 5'5")

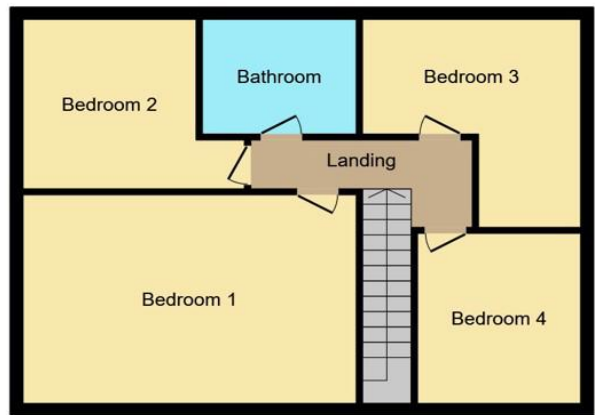


## Garden





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Hillside View, Sherburn Village, Durham, Durham, DH6 1DZ

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**

**<https://www.simply-residential.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

