



Marley Fields, Wheatley Hill, DH6 3AX
4 Bed - House - Detached
Offers In The Region Of £265,000

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Marley Fields

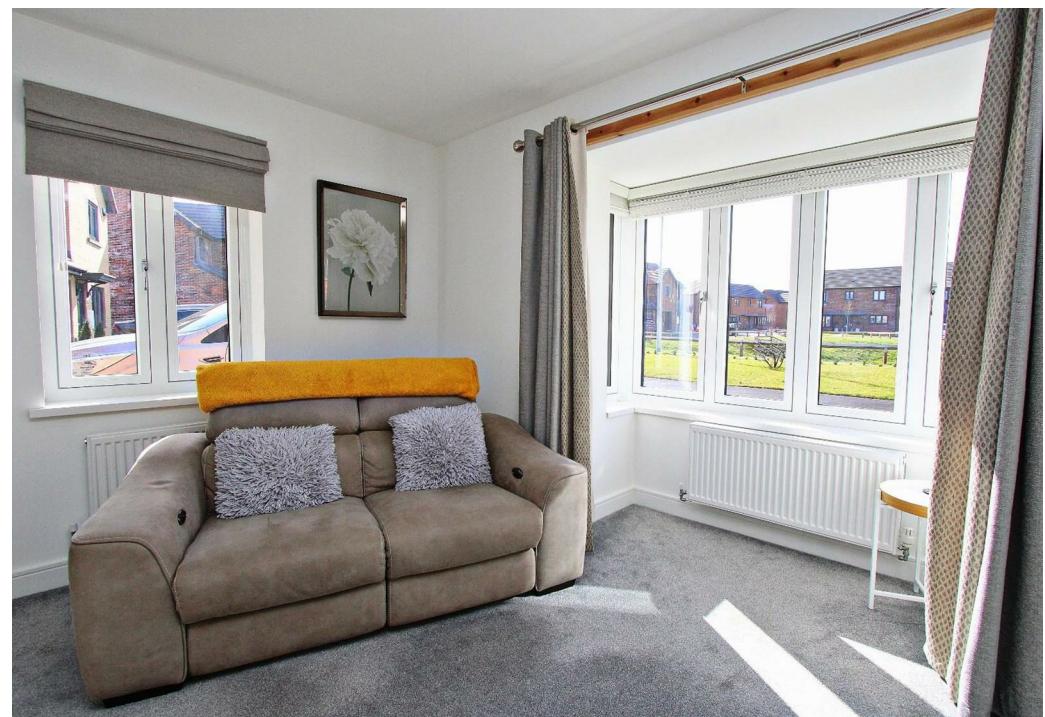
Wheatley Hill, DH6 3AX

Small Exclusive Development ** Stunning Family Detached Home ** Pleasantly Situated Position ** Front Outlook ** Generous Parking ** Integral Garage ** Gardens ** Lovely Spacious Flowing Floor Plan ** Outskirts of Durham ** Good Road Links ** Must Be Viewed ** EPC Rating B

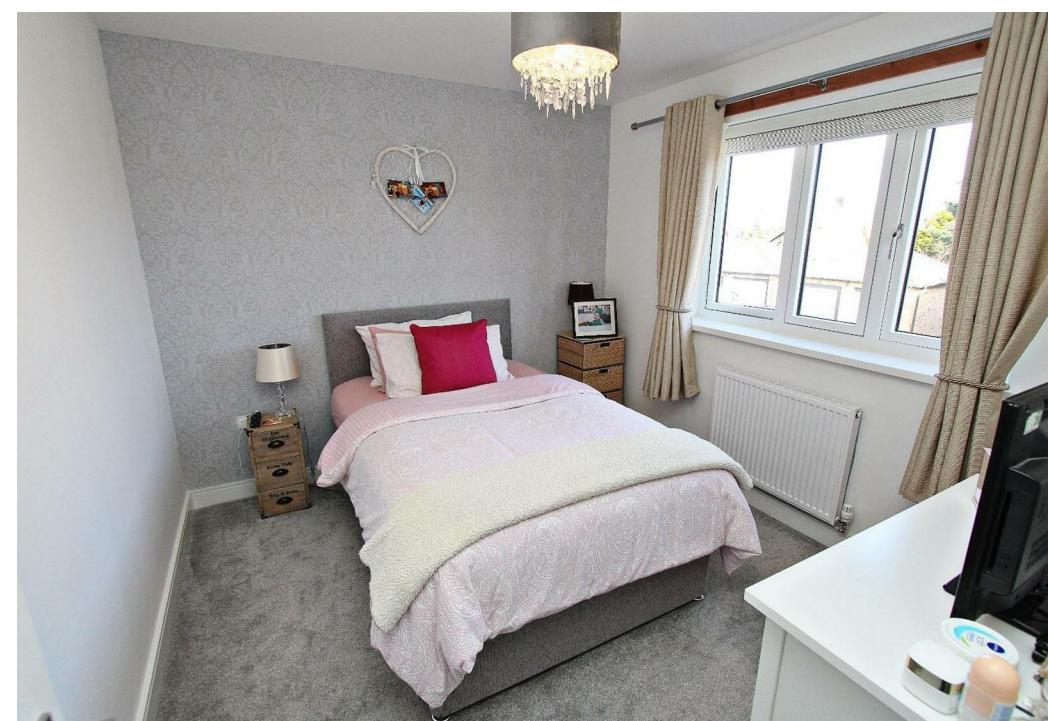
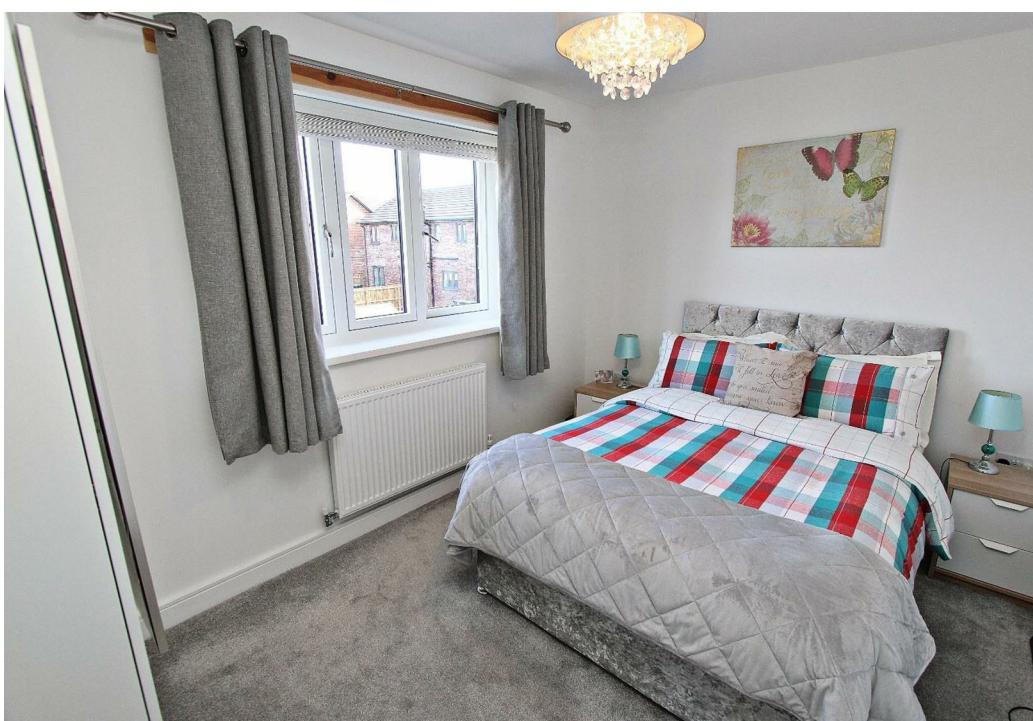
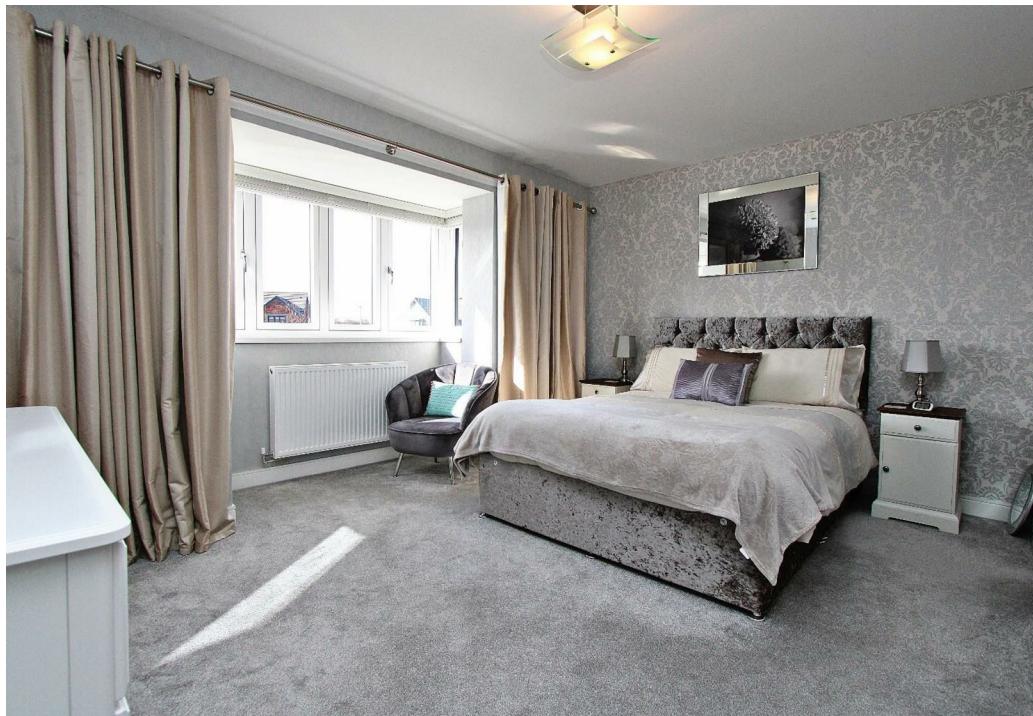
The property was built by Dere Street Homes, a local Durham-based builder, with the remaining NHBC warranties available. It was built to the Ellerby design and offers well planned family sized accommodation, which briefly comprises: inviting entrance hallway, comfortable living room, stunning open plan integrated kitchen dining and garden room which overlooks the rear garden, useful utility area and a downstairs cloak/wc. The first floor has four bedrooms, master bedroom en-suite shower room/wc and a family bathroom/wc. Outside the property occupies a pleasant position, not directly overlooked to the front or rear and has lovely well maintained gardens. There is also ample parking via a double driveway, which leads to the single garage having power and light.

Wheatley Hill, just east of Durham City and is surrounded by beautiful countryside. It is perfectly placed for commuting, located close to the A181 with easy access to the A19 and A1 for travel across the region.











Inviting Hallway

Living Room

14'0 x 11'11 (4.27m x 3.63m)

Kitchen Dining Room

21'11 x 9'2 (6.68m x 2.79m)

Garden Room

10'10 x 8'2 (3.30m x 2.49m)

Utility Area

5'0 x 6'9 (1.52m x 2.06m)

Cloak/WC

3'1 x 6'3 (0.94m x 1.91m)

First Floor

Bedroom

14'0 x 9'10 (4.27m x 3.00m)

En-Suite

5'2 x 8'6 (1.57m x 2.59m)

Bedroom

12'3 x 9'4 (3.73m x 2.84m)

Bedroom

10'6 x 9'4 (3.20m x 2.84m)

Bedroom

12'3 x 6'3 (3.73m x 1.91m)

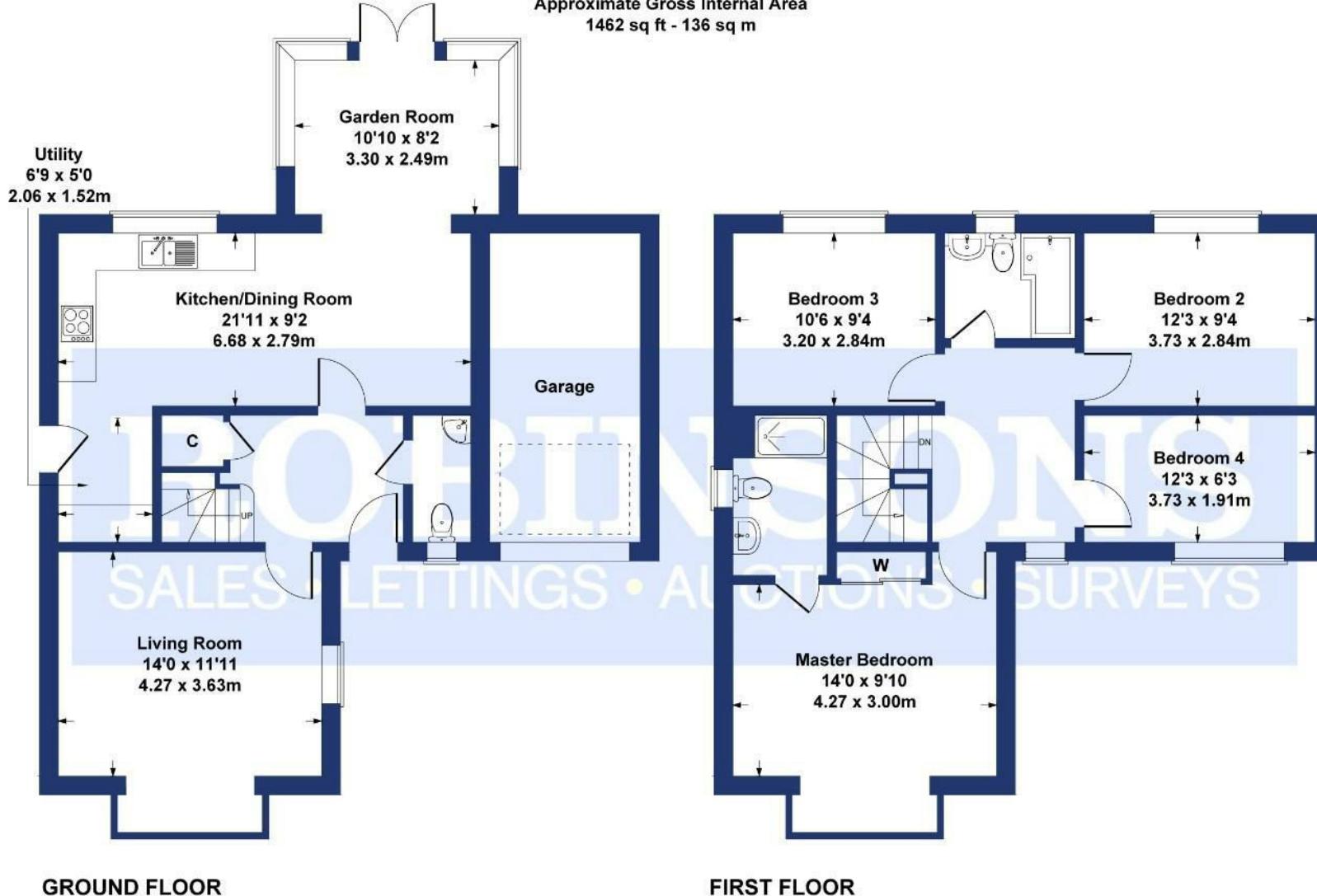
Bathroom/WC

7'5 x 5'7 (2.26m x 1.70m)

Tenure - Freehold

Marley Fields

Approximate Gross Internal Area
1462 sq ft - 136 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. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	93	
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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



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