



Sherburn Road, Gilesgate, DH1 2JW  
3 Bed - House - Detached  
O.I.R.O £200,000

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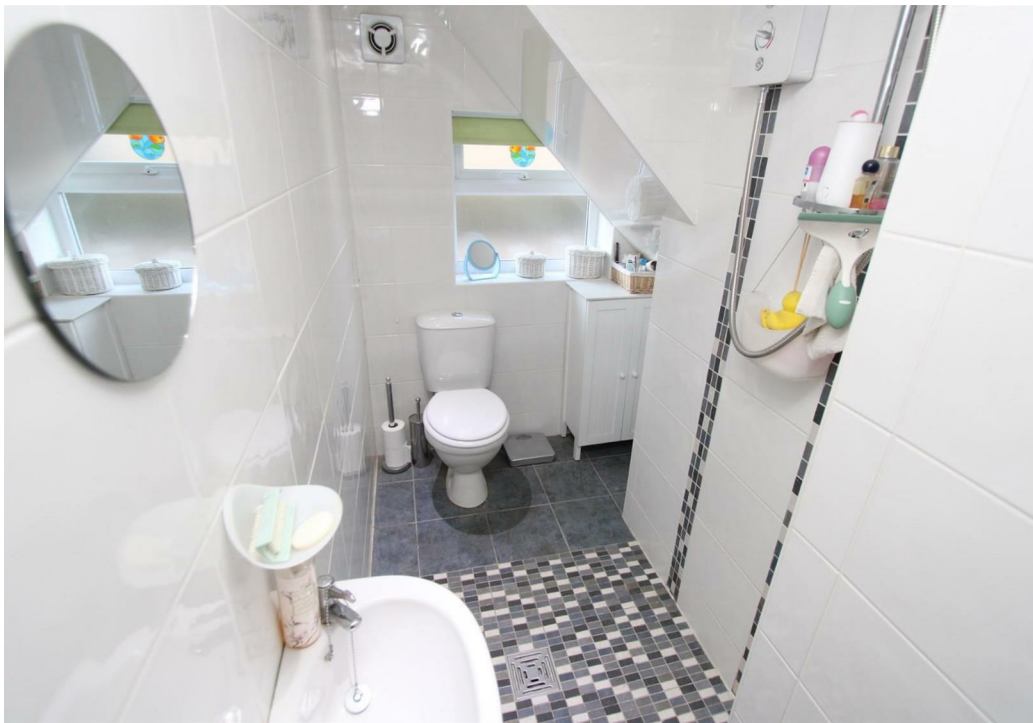
## Sherburn Road Gilesgate, DH1 2JW

Seldom Available Detached Home \*\* Extensive Driveway & Rear Garden with Sunny Aspect \*\* Large Detached Garage \*\* Walking Distance to Durham City \*\* Good Local Amenities & Road Links \*\* Extended Floor Plan \*\* Two Bathrooms \*\* Double Glazing & GCH Via Combination Boiler \*\* Modern Fitted Kitchen \*\* Solar Panels \*\* Some Lovely Features \*\* Must Be Viewed \*\*

The floor plan comprises: inviting hallway, comfortable lounge, open plan kitchen breakfast room which leads to the conservatory overlooking the garden. There is also a downstairs wet room/wc. The first floor has three bedrooms and modern fitted shower room/wc. Outside the property occupies a very convenient location with extensive driveway for parking, large detached garage and a generous rear garden which has a sunny aspect.

Lyndhurst has excellent access to local amenities within Gilesgate and the nearby Dragonville Retail Park. The property is within walking distance to Durham City centre and has superb road links to the A690 and A1(M) for commuting.











### **Hallway**

### **Lounge**

13'01 x 11'08 (3.99m x 3.56m)

### **Kitchen Breakfast Room**

21'0 x 12'0 (6.40m x 3.66m)

### **Conservatory**

11'06 x 11'04 (3.51m x 3.45m)

### **Wet Room/WC**

7'11 x 3'06 (2.41m x 1.07m)

### **First Floor**

### **Bedroom**

12'10 x 10'0 (3.91m x 3.05m)

### **Bedroom**

11'05 x 11'0 (3.48m x 3.35m)

### **Bedroom**

7'11 x 9'0 (2.41m x 2.74m)

### **Shower Room/WC**

7'11 x 7'07 (2.41m x 2.31m)

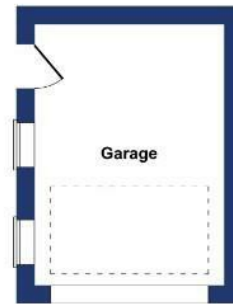
### **Tenure - Freehold**

**Council Tax Band C - Approx. £1901 PA**

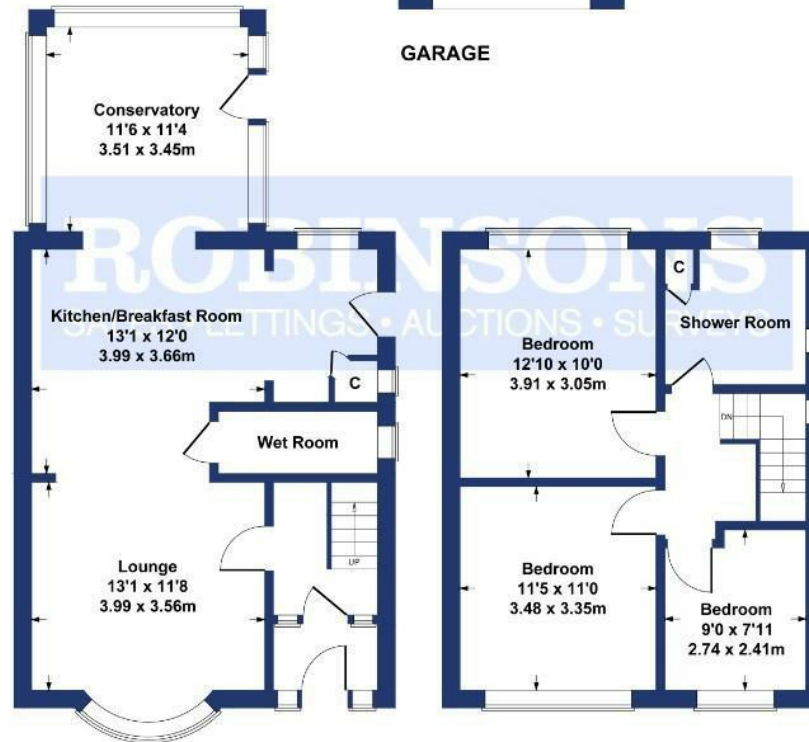


# Lyndhurst

Approximate Gross Internal Area  
1112 sq ft - 103 sq m



**GARAGE**



**GROUND FLOOR**

**FIRST FLOOR**

## 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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

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 services.



1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
[info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

