



### 3 bed detached bungalow to buy

Braunespath Estate, New Brancepeth,  
Durham, Durham, DH7 7JG

**£368,500**

 x 3  x 2  x 1

Tenure

**Freehold**

### Property features

- ✓ No Chain
- ✓ Driveway and Garage
- ✓ Great Position and Plot
- ✓ Countryside Views
- ✓ Three Bedroom Bungalow

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band C
- ✓ Heating supply: Gas

## Description

For sale with no onward chain, this delightful detached bungalow presents a fantastic opportunity to acquire a well-proportioned family home in the highly sought-after village of New Brancepeth, County Durham.

The property offers three generous double bedrooms, two bathrooms, and a spacious, open-plan living and dining area, making it ideal for a wide range of buyers.

Upon entering, through a hallway, that leads throughout the property, you are welcomed into a stylish open-plan kitchen, finished in a timeless neutral colour palette that enhances the bright and airy feel of the space. Cream-toned wall and base units are complemented by darker contrasting worktops, creating a clean yet contemporary aesthetic. Soft, coordinating tiled splashbacks add subtle texture, while light flooring reflects natural light from the window above the sink. The kitchen provides ample storage and preparation space and includes an integrated oven and gas hob. There is also plenty of room for a dining table, making it perfect for everyday family living and entertaining, with pleasant views over the garden further enhancing the sense of openness.

Flowing seamlessly from the kitchen, the spacious living area continues the neutral theme with elegant décor, decorative ceiling detailing, and a classic feature fireplace create a refined yet comfortable environment. Large windows and French doors allow natural light to flood the room, resulting in a versatile and well-balanced open-plan layout ideally suited to modern living.

The living room leads into a charming conservatory, providing an additional reception room with attractive views over the rear garden. Finished with practical tiled flooring and double glazed doors that open directly onto the garden, seamlessly blending indoor and outdoor living and offering an excellent space for entertaining or relaxation.

The bungalow benefits from three well-sized double bedrooms, all neutrally decorated and ready for a new owner to add their own personal touch. The front-facing bedroom features built-in storage, while the two rear bedrooms enjoy wonderful views over the garden and surrounding countryside.

The spacious family bathroom is finished to a high standard, fully tiled floor-to-ceiling in warm, neutral stone-effect tiles with a contemporary mosaic feature border. The suite includes a full-length panelled bath with chrome mixer taps and handheld shower attachment, a pedestal hand wash, and a close-coupled WC. A large frosted window provides excellent natural light while maintaining privacy, and additional features include a heated towel rail and ample floor space.

In addition, the property boasts a well-proportioned shower room, fully tiled which is light and neutral for a clean, modern feel. It features a corner shower enclosure with curved glass doors and chrome fittings, a pedestal wash basin, WC, chrome heated towel rail, and tiled flooring. A frosted window allows for natural light without compromising privacy.

Externally, the property continues to impress. Set on a generous plot, it benefits from two private driveways. One providing level access to the entrance, and another leading to a spacious garage and where steps with a hand rail lead up to the front entrance door. A garden laid with lawn to the front which is wall enclosed offers the property a quaint setting.

To the rear, a beautifully maintained wrap round, L shape garden enjoys a peaceful rural backdrop and offers a superb combination of open lawn, privacy, and far-reaching countryside views. Predominantly laid to lawn, the space is ideal for outdoor entertaining, family use, or keen gardeners. Mature hedging and fencing provide seclusion while retaining open views across neighbouring fields. The garden also features useful outbuildings and greenhouse structures, perfect for storage or hobbies, along with a paved seating area ideal for alfresco dining. There is excellent scope for further landscaping or personalisation.

New Brancepeth is a charming village nestled in the heart of County Durham, offering a peaceful semi-rural lifestyle with excellent access to local amenities. Located approximately 4.5 miles west of Durham City Centre, it combines countryside tranquillity with convenient commuter links, making it highly appealing to families and professionals alike.

Early viewing is highly recommended to fully appreciate the space, setting, and versatility this detached bungalow has to offer.

Contact Pattinson Estate Agents today to arrange your viewing—opportunities like this are rarely available for long.

Council Tax Band: C

Tenure: Freehold

Price: £368,500

Property Type: Detached Bungalow

Parking: Driveway & Garage

Heating: Gas

## External



## Kitchen

3.30m x 3.60m (10'9" x 11'9")



## Living Room

5.87m x 4.41m (19'3" x 14'5")



## Conservatory

2.42m x 3.71m (7'11" x 12'2")



## Bathroom

2.14m x 3.06m (7'0" x 10'0")

## Shower Room

1.76m x 2.29m (5'9" x 7'6")

## Bedroom 1

3.57m x 4.06m (11'8" x 13'3")

## Bedroom 2

3.54m x 3.23m (11'7" x 10'7")

---

## Bedroom 3

3.54m x 3.96m (11'7" x 12'11")

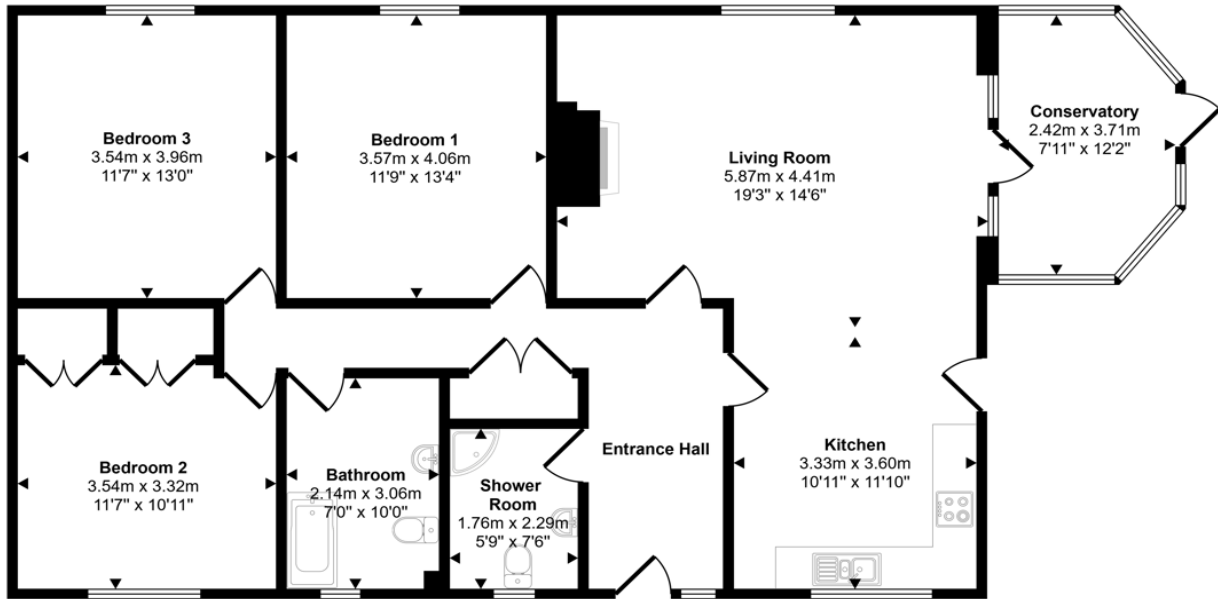
---



## Garden



Approx Gross Internal Area  
118 sq m / 1265 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Braunespath Estate, New Brancepeth, Durham, Durham, DH7 7JG

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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.

