



Cromarty, Ouston, DH2 1JZ
4 Bed - Bungalow - Semi Detached
£280,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

* VERY RARELY AVAILABLE * GREATLY EXTENDED * INCREDIBLY VERSATILE FLOORPLAN * STUNNING REFITTED KITCHEN * OPEN PLAN LIVING * MODERN BATHROOM AND EN SUITE * PRIVATE REAR GARDEN * AMPLE PARKING * EXCELLENT CUL DE SAC POSITION *

Very rarely available to the market is this greatly extended and incredibly versatile home, occupying an excellent cul de sac position within the popular village of Ouston. Offering a spacious layout with rooms that can be adapted depending upon individual requirements, the property should appeal to a wide variety of buyers, particularly families and those looking for flexible living or working space.

The floorplan comprises an entrance hallway, lounge, two bedrooms and a modern family bathroom. A particular highlight is the superb open plan living area incorporating a stunning refitted kitchen with centre island, creating an impressive space for everyday family living and entertaining. There is a further bedroom with modern en suite facilities, while an additional room provides even greater flexibility and could be utilised as a fourth bedroom, additional reception room, study or home office depending upon individual needs.

Externally, the property occupies a generous plot with a large garden to the front and a driveway providing ample off-street parking. To the rear is an enclosed garden enjoying a good degree of privacy, together with a useful side patio area.

Cromarty is situated within the traditionally popular village of Ouston, conveniently positioned for access to both Chester le Street and Birtley. The village offers local shops, schools and everyday amenities, while nearby countryside and walking routes provide plenty of opportunities to enjoy the outdoors. Excellent road links, including convenient access to the A1(M), make the location particularly well suited to commuters travelling throughout Durham, Newcastle, Gateshead and the wider region.

Entrance Hallway

Lounge

Bedroom

Bathroom

Bedroom

Reception Area

Kitchen

Bedroom

Ensuite

Bedroom/Reception Room

EXTERNAL

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garden to the front and a driveway providing ample off-street parking. To the rear is an enclosed garden enjoying a good degree of privacy, together with a useful side patio area.

AGENT'S NOTES

Council Tax: Durham County Council, Band C

Tenure: Freehold

EPC TO FOLLOW

Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.

Gas Supply – Mains

Electricity Supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile Phone Coverage – Please refer to the Ofcom website: <https://www.ofcom.org.uk>

Estimated Broadband Download Speeds – Please refer to the Ofcom website: <https://www.ofcom.org.uk>

Building Safety – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.

Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.

Selective Licensing Area – No

Probate – Not applicable

Rights & Easements – None known.

Flood Risk – Please refer to the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Please refer to the GOV.UK website: <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known.

Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.

Accessibility/Adaptations – extended.

Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.

Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.

HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



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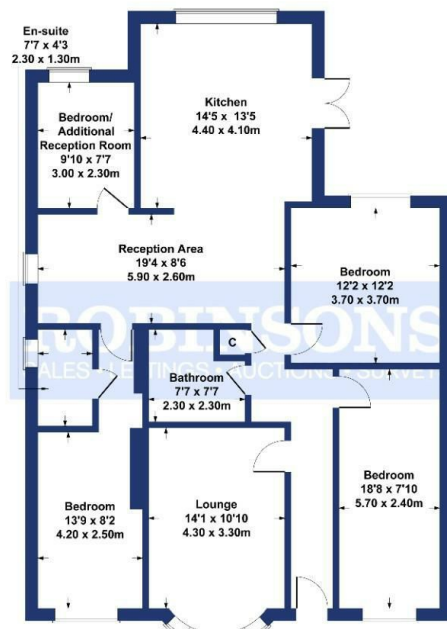
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Cromarty
Approximate Gross Internal Area
1270 sq ft - 118 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. 2026

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

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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



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