



Halliday Grove

Langley Moor DH7 8LT

£450,000





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Halliday Grove

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- Available with no onward chain
- EPC RATING - D
- Two reception rooms and conservatory

- Hugely extended and much improved
- Three ensuite bathrooms and a family bathroom
- Cul de sac location in a sought after estate

- Six bedrooms
- Superb open plan kitchen and dining room
- Durham Johnston catchment area

A fantastic opportunity to purchase with no onward chain, this superb home detached home which has been hugely extended and much improved provides beautiful living accommodation throughout, which is perfect for family buyers. The property is situated in a highly sought after development within the catchment area for Durham Johnston Secondary School and enjoys easy access to local amenities and Durham City.

The ground floor accommodation comprises of a welcoming entrance lobby, hallway with cloaks cupboard and WC, a spacious living room, generous conservatory, a further reception room which can be used to suit the needs of any buyer and a utility room. The highlight is the stunning open plan kitchen and dining room with an island unit and access to the garden. It is the perfect space for modern living and entertaining. To the first floor there are four generous double bedrooms, three of which have ensuite shower rooms, two further well proportioned single bedrooms, as well as a modern family bathroom. Externally the property has a lawned garden and a double driveway leading to the garage at the front and an enclosed garden to the rear.

Langley Moor has a range of local shops and amenities which are available within walking distance. A more comprehensive range of shopping and recreational facilities and amenities are available within Durham City which lies approximately two miles distant.

GROUND FLOOR

Entrance Lobby

A welcoming entrance lobby accessed via a composite door. Having UPVC double glazed windows to the front and side, coving, recessed spotlighting and radiator. Glazed double doors lead to the hallway.

Hall

Having a staircase leading to the first floor, a useful cloaks cupboard, coving, recessed spotlighting and a panel radiator.

WC

Comprising of a WC, a hand wash basin inset to a vanity unit, coving, recessed spotlighting, a heated towel rail and UPVC double glazed opaque windows to the front and side.

Living Room

242' x 11'10" (7.39 x 3.61)

A spacious reception room with two UPVC double glazed windows to the front, patio doors to the conservatory, a wall mounted electric fire, coving and panel radiator.

Conservatory

11'6" x 11'5" (3.51 x 3.48)

With UPVC double glazed windows and UPVC door to the rear garden.

Study/Family Room

10'9" x 8'5" (3.30 x 2.57)

A flexible reception room which can be used to suit the needs of any buyer. Having a UPVC double glazed window to the front, coving, recessed spotlighting and radiator.

Open Plan Kitchen and Dining Room

18'8" x 16'2" (5.69 x 4.93)

The heart of the home. This large and very impressive open plan kitchen and dining room is perfect for modern living and entertaining.

The kitchen has been refitted to a high standard with a comprehensive range of units including an island unit and coordinating storage. Having a built in double oven and hob with stainless steel extractor over, an integrated dishwasher, wine cooler and american style fridge/freezer unit. With a UPVC double glazed window to the rear, french doors opening to the rear garden, recessed spotlighting and a panel radiator.

Utility Room

9'10" x 5'4" (3.02 x 1.65)

With a UPVC double glazed window and door to the rear garden, coving, recessed spotlighting and radiator. Having an internal door to the garage.

FIRST FLOOR

Landing

With access to each of the bedrooms and the family bathroom.

Master Bedroom

127' x 111" exc wardrobes (3.84 x 3.40 exc wardrobes)

Lovely master bedroom with two UPVC double glazed windows to the front, built in wardrobes, recessed spotlighting, wood laminate flooring and radiator.

Ensuite

Fitted with a cubicle with mains fed shower over, a hand wash basin and WC inset to a vanity unit, tiled splashbacks, coving, storage cupboard and two UPVC double glazed windows to the front.

Bedroom Two

16'11" x 11'1" (5.18 x 3.40)

A large double bedroom with two UPVC double glazed windows to the front, coving, recessed spotlighting, wood laminate flooring and radiator.

Ensuite

Fitted with cubicle with mains fed shower, pedestal wash basin, WC, tiled splashbacks and flooring, stainless steel heated towel rail and a UPVC double glazed opaque window to the side.

Bedroom Three

16'11" x 11'1" (5.18 x 3.40)

Another large double bedroom with a UPVC double glazed window to the rear, fitted wardrobes, coving, recessed spotlighting, wood laminate flooring and a radiator.

Ensuite

Fitted with cubicle with mains fed shower, pedestal wash basin, WC, tiled splashbacks and flooring, stainless steel heated towel rail and a UPVC double glazed opaque window to the side.

Bedroom Four

9'6" x 8'7" exc wardrobes (2.92 x 2.64 exc wardrobes)

Double bedroom with a UPVC double glazed window to the rear, built in wardrobe, coving and radiator.

Bedroom Five

8'7" x 6'9" (2.64 x 2.08)

Having a UPVC double glaze window to the rear, wood laminate flooring and radiator.

Bedroom Six

8'7" x 6'7" (2.64 x 2.01)

With a UPVC double glazed window to the rear, coving, recessed spotlighting, wood laminate flooring and radiator.

Family Bathroom

Comprising of a modern white suite comprising of a corner spa bath, cubicle with multi-function shower, hand wash basin inset to a vanity unit and WC. Having fully tiled walls and flooring, recessed spotlighting and a stainless steel heated towel rail.

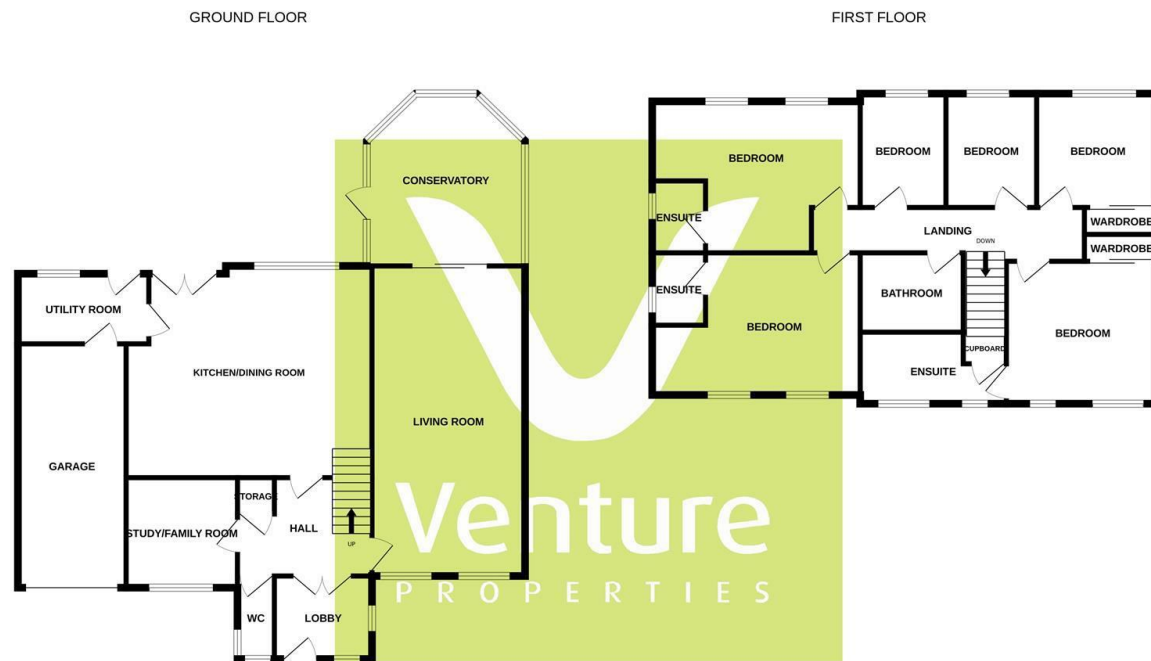
EXTERNAL

The property enjoys a cul de sac position with lawn garden and hedged borders to the front, along with a double driveway for off street parking. At the rear is an enclosed garden with lawn, patio area and shed.

GARAGE

20'1" x 7'5" (6.14 x 2.28)

Having an electric door, power and lighting, plumbing for a washing and wall mounted combi gas central heating boiler.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

EPC RATING - D : TENURE - FREEHOLD : COUNCIL TAX BAND - D

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