

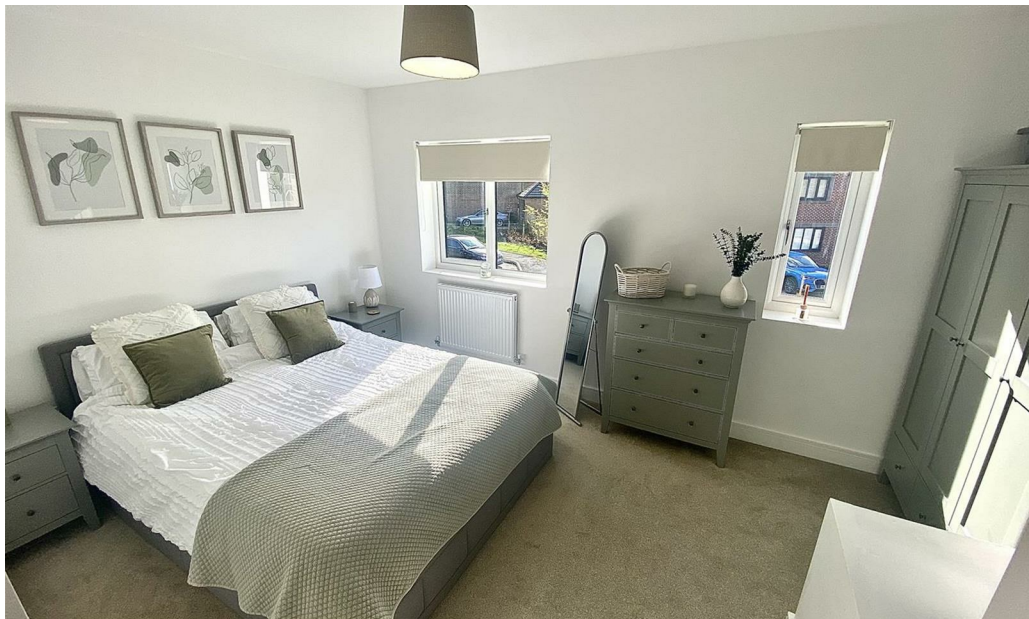


## Birch Tree Grove

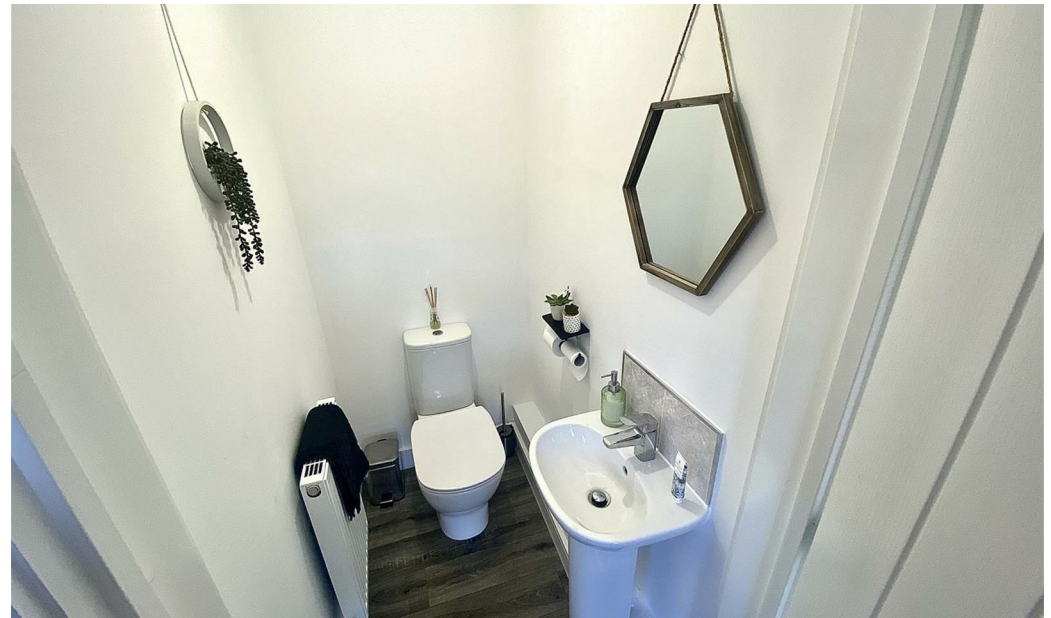
Langley Park DH7 9BZ

Offers In The Region Of £175,000





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# Birch Tree Grove

Langley Park DH7 9BZ



- Beautifully presented
- EPC RATING - B
- Sought after new development

- Two double bedrooms
- Impressive kitchen and dining room
- Over 8 years remaining NHBC guarantee

- Large garden
- Stylish bathroom
- One of only a small number of this house style

Venture Properties are delighted to offer for sale this superb semi detached property, one of only a few of this style, located on the sought after The Bridleway development by Dere Street Homes in Langley Park. Offering two well proportioned double bedrooms, a modern interior and large garden, viewing is highly recommended.

The impressive floor plan comprises of a welcoming entrance hallway, living room with storage cupboard, contemporary open plan kitchen and dining room which is perfect for entertaining and ground floor WC. To the first floor are two double bedrooms and a stylish bathroom. Externally there is a double length driveway to the front and a large garden to the rear.

With over 8 years remaining NHBC guarantee and suitable for a range of purchasers looking to move on to this prestigious development, early viewing is advised to avoid disappointment.

## GROUND FLOOR

### Hall

Welcoming hallway entered via composite door. With stairs leading to the first floor and radiator.

### Living Room

12'8" x 11'4" (3.88 x 3.47)

Spacious reception room with a UPVC double glazed window to the front, radiator and understairs storage cupboard.

### Kitchen and Dining Room

15'1" x 10'9" (4.61 x 3.28)

A contemporary kitchen and dining space which is perfect for modern living and entertaining.

The kitchen is fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over, space for a fridge/freezer, plumbing for a washing machine and tumble dryer space. Further features include a UPVC double glazed window and external door to the rear garden, a unit housing a combi gas central heating boiler, recessed spotlighting and radiator.

### WC

Comprising of a WC, pedestal wash basin, radiator and extractor fan.

## FIRST FLOOR

### Landing

With access to the loft.

### Bedroom One

15'1" x 9'10" (4.61 x 3.00)

Generous double bedroom with two UPVC double glazed windows to the front and a radiator.

### Bedroom Two

15'1" x 7'5" (4.61 x 2.27)

Further well proportioned bedroom with two UPVC double glazed windows to the rear and a radiator.

### Bathroom/WC

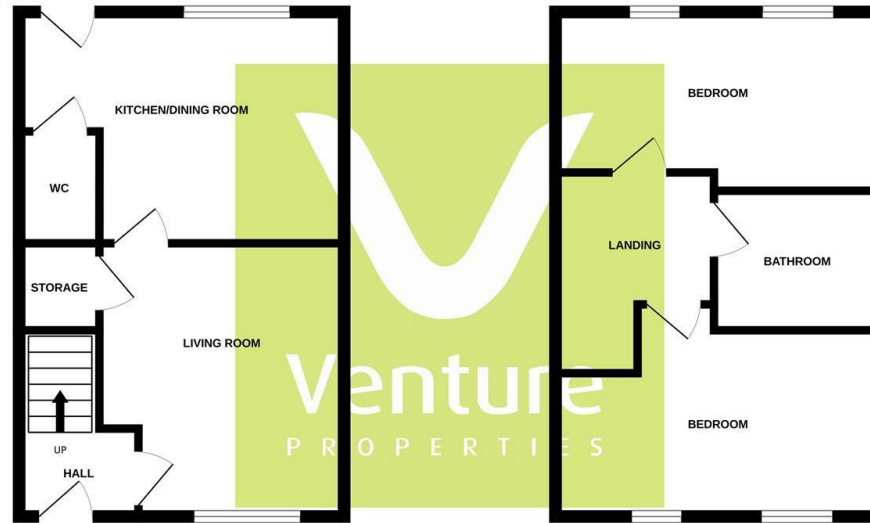
Stylish bathroom comprising of a panelled bath with mains fed shower over, hand wash basin set to a vanity unit and WC. Having attractive tiling, recessed spotlighting, radiator and UPVC double glazed opaque window to the side.

### EXTERNAL

To the front of the property is a lawn and double length driveway with electric car charging point, whilst to the rear is a large, enclosed garden with lawn and patio area.

GROUND FLOOR

FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 - B : TENURE - FREEHOLD : COUNCIL TAX BAND - B

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