



Birch Tree Grove

Langley Park DH7 9BZ

£310,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Beautifully presented - Immaculate condition
- EPC RATING - B
- Superb open plan kitchen and dining room

- Much sought after estate
- Four well proportioned double bedrooms
- Landscaped garden

- Quality fixtures and fittings
- Stylish family bathroom and master bedroom ensuite
- Perfect family home

Venture Properties are delighted to offer for sale this superb detached property, in the Helmsley style, located on the sought after The Bridleway development by Dere Street Homes in Langley Park. Offering four well proportioned double bedrooms, an immaculate interior with many upgraded features and landscaped garden. Viewing is highly recommended.

The incredibly spacious floor plan comprises of a welcoming hallway, light and airy living room, contemporary open plan kitchen and dining area which is the perfect space for entertaining guests with french doors leading out into the rear garden. The upgraded kitchen features a modern breakfast bar and a host of integrated appliances. There is a useful utility room and ground floor WC. Upstairs there is a large master bedroom with luxurious ensuite, three further well proportioned double bedrooms and a stylish family bathroom. Externally there is a double driveway to the front, integral garage and a landscaped, rear garden with two patio areas and a useful storage area.

With over 7 years remaining LABC guarantee, this is a perfect opportunity for family buyers looking to move on to this prestigious development. Sensibly priced early viewing is advised to avoid disappointment.

GROUND FLOOR

Hall

Welcoming entrance hallway with stairs leading to the first floor, LVT flooring, radiator, internal door to the garage and understairs cupboard with light.

Living Room

16'6" x 10'9" (5.03 x 3.30)

Spacious reception room with a UPVC double glazed window to the front, LVT flooring, recessed spotlighting and radiator.

Open Plan Kitchen and Dining Room

20'4" x 11'4" (6.20 x 3.46)

An impressive open plan living space which is perfect for modern family living and entertaining.

The kitchen is fitted with a comprehensive range of wall and floor units having upgraded worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with stainless steel extractor over, an integrated fridge and dishwasher. Further features include LVT flooring, recessed spotlighting, under unit counter lights and radiator. There is lots of natural light with a UPVC double glazed window and french doors opening in to the rear garden with two full length side windows.

Utility Room

7'9" x 5'10" (2.37 x 1.78)

Fitted with co-ordinating units and work surfaces, plumbing for a washing machine, a wine cooler, LVT flooring, recessed spotlighting, extractor fan, radiator and external door to the rear garden.

WC

5'10" x 3'1" (1.78 x 0.94)

Comprising of a WC, pedestal wash basin, tiled splashbacks, radiator, recessed spotlighting, extractor fan and UPVC double glazed opaque window to the side.

FIRST FLOOR

Landing

With a useful storage cupboard.

Master Bedroom

17'10" x 13'8" (5.46 x 4.18)

Large master bedroom with UPVC double glazed window to the front and radiator.

Ensuite

8'0" x 6'5" (2.46 x 1.96)

Luxurious ensuite comprising of a cubicle with mains fed shower, wash basin set to a vanity unit, WC, fully tiled walls, heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed opaque window to the front.

Bedroom Two

14'11" x 10'0" (4.57 x 3.05)

Generous double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Three

13'8" x 8'8" (4.17 x 2.66)

Double bedroom with a UPVC double glazed window to the front, storage cupboard and radiator.

Bedroom Four

11'3" x 8'0" (3.44 x 2.45)

Further double bedroom with a UPVC double glazed window to the rear and radiator.

Family Bathroom

7'3" x 5'4" (2.21 x 1.65)

A stylish family bathroom comprising of a bath with mains fed shower over, wash basin set to a vanity unit and WC. Having tiled splashbacks and flooring, a stainless steel heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed opaque window to the side.

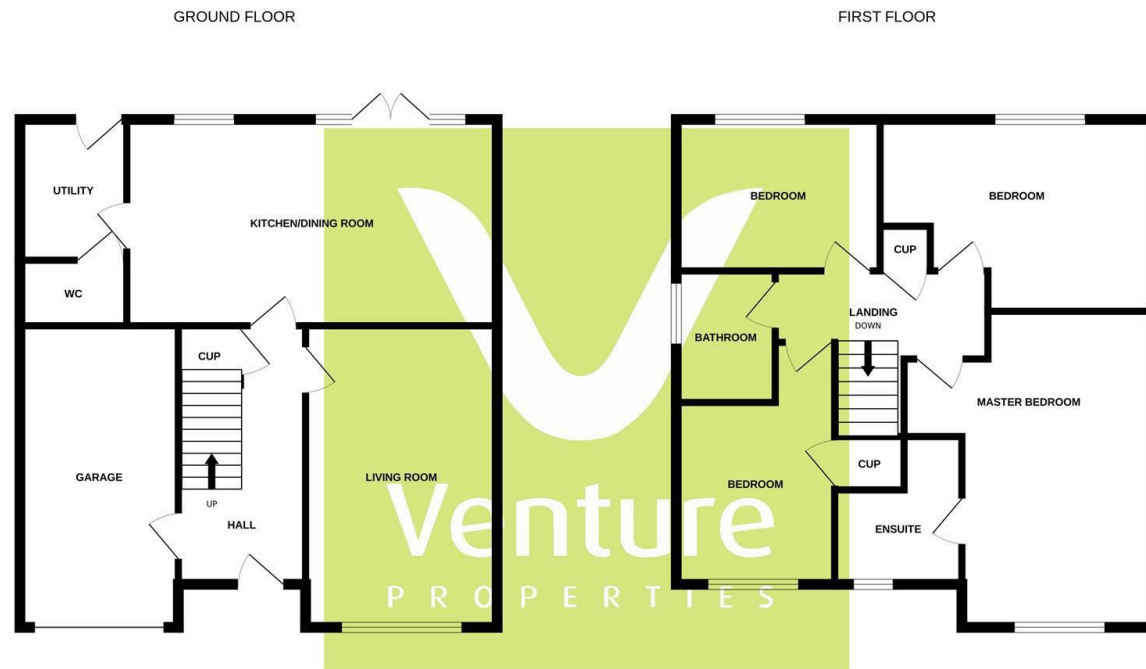
EXTERNAL

To the front of the property is a double driveway for off street parking and a lawned garden. At the rear is an enclosed, landscaped garden with two patio areas, raised planted borders and a useful, screened storage area.

Garage

15'9" x 8'2" (4.82 x 2.50)

Integral single garage with up and over door, power and lighting, internal door to the hall 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

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1800 Mbps. Highest available upload speed 900 Mbps.

Mobile Signal/coverage: Likely with Three and O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual Price: £2,551 (Maximum 2025)

Energy Performance Certificate Grade B

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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