



## Witton Station Court

Langley Park DH7 9US

Offers In The Region Of £275,000





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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# Witton Station Court

Langley Park DH7 9US



- Exclusive gated development
- EPC RATING - C
- Impressive open plan reception rooms

- Desirable plot to the rear of the development
- Gardens to three sides
- Garage and driveway

- Four well proportioned bedrooms
- Modern kitchen with integrated appliances
- Village amenities available in Langley Park

Venture Properties are delighted to bring to the market this spacious four bedroom property occupying a desirable plot on this sought after, gated development on the outskirts of Langley Park.

The property has a spacious floor plan which comprises of an entrance hallway, WC/cloakroom, open plan living and dining room with patio doors to the garden and a kitchen with integrated appliances. To the first floor there are two double bedrooms, the master with en suite and an additional family bathroom. To the second floor there are two additional double bedrooms. Externally there are well maintained gardens to three sides, as well as driveway and garage.

Witton Station Court is situated on the outskirts of Langley Park where there is a range of local shops and amenities available. The property has good transport links and is well placed for commuting purposes to other regional centres.

Viewing comes highly recommended

## GROUND FLOOR

### Entrance Hallway

Welcoming hallway with stairs leading to the first floor, wood laminate flooring, recessed spotlighting and wall panel radiator.

### Cloakroom/WC

With WC, sink, radiator, recessed spotlighting and double glazed window to the front.

### Kitchen

13'3" x 8'2" (4.04 x 2.51)

Fitted with a comprehensive range of wall and floor units having contrasting worktops and incorporating a sink and drainer unit with mixer tap, an integrated stainless steel double oven and hob with stainless steel extractor over, an integrated fridge, freezer, washing machine and dishwasher. Further features include a double glazed window to the front, recessed spotlighting, radiator and cupboard housing the gas central heating boiler.

### Open Plan Living/Dining Room

16'0" x 15'7" (4.90 x 4.75)

Spacious living space with double glazed patio doors to the rear garden, double glazed window to the rear, two wall panel radiators, wood laminate flooring and an under stair storage cupboard.

## FIRST FLOOR

### Master Bedroom

15'5" x 9'6" (4.70 x 2.90)

Large double bedroom with two double glazed windows to the rear, radiator and access to the ensuite.

### En-Suite

8'9" x 4'7" (2.69 x 1.42)

Comprising of a double cubicle with mains fed shower, WC, sink with mixer tap, recessed spotlighting, extractor fan and radiator.

### Bedroom Two

15'5" x 9'1" (4.70 x 2.77)

Further double bedroom with two double glazed windows to the front and radiator.

### Family Bathroom

8'9" x 5'8" (2.69 x 1.73)

Fitted with a panelled bath with mains fed shower over, hand wash basin, WC, recessed spotlights and radiator.

## SECOND FLOOR

### Bedroom Three

11'10" x 11'1" (3.63 x 3.40)

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

### Bedroom Four

11'10" x 6'9" (3.63 x 2.06)

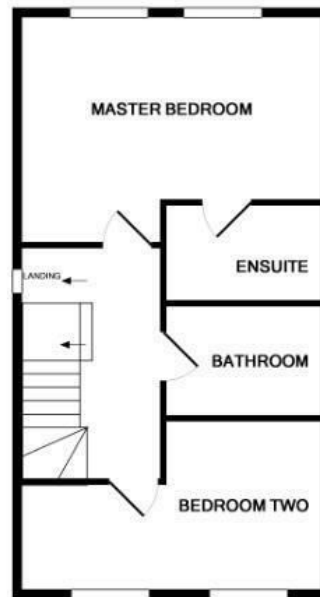
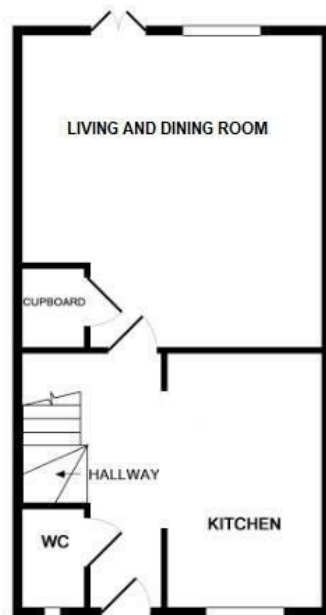
Further double bedroom with double glazed window to the rear, radiator, storage cupboard and cupboard housing hot water tank.

## EXTERNAL

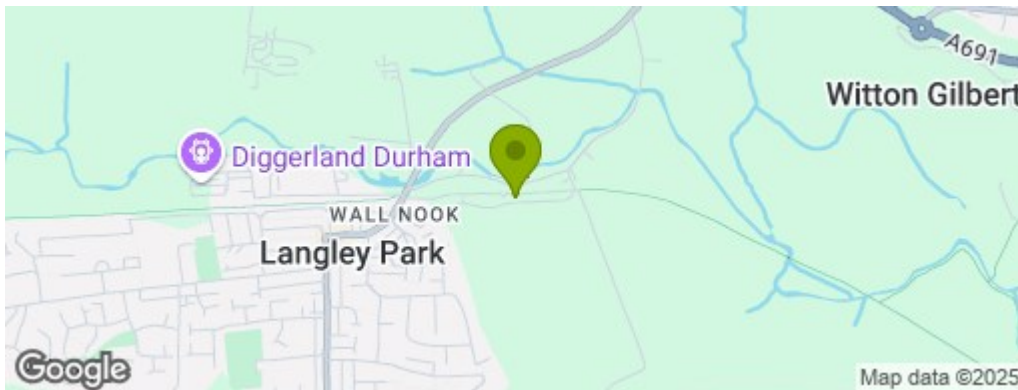
The property enjoys a corner plot with gardens to three sides. There is a low maintenance rear garden with artificial grass, decking, shed and a large fitted canopy making the garden perfect for outdoor entertaining. The property also features a raised garden to the side, which can be accessed from the rear garden, extending around to the side and the front and offers a pleasant seating area. There is a driveway to the front with electric car charging point.

### Garage

Detached garage with driveway access offering additional parking. There is also a shared access gate to the side of the garage offering access to the rural land surrounding the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
 Estate Maintenance fee £430 per year  
 Broadband: Ultrafast Broadband available. Highest available download speed 48 Mbps. Highest available upload speed 8 Mbps.  
 Mobile Signal/coverage: Likely with O2 and Vodafone. 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 C  
 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.

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