



## Porter Close

Aykley Heads DH1 5ZL

£320,000





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# Porter Close

## Aykley Heads DH1 5ZL



- Highly sought after location
- EPC RATING - B
- Impressive open plan kitchen and dining room

- Easy access to Durham City
- Light and airy
- Immaculate condition

- Good road links for commuting
- Three double bedrooms
- Garage and double driveway

Venture Properties are delighted to offer the opportunity to purchase this superb detached house with three double bedrooms in a sought after location. The property offers impressive and immaculate living accommodation which must be viewed for full appreciation.

The light and airy accommodation, in the Hatfield Corner house style by Persimmon Homes, comprises of an entrance hallway with cloakroom/WC, a well presented living room and an impressive open plan kitchen and dining room with french doors opening in to the rear garden. The kitchen is comprehensively fitted and incorporates a breakfast bar and a range of integrated appliances. There is also a useful utility room with pantry cupboard. To the first floor the master bedroom has fitted wardrobes and an ensuite shower room. There are two further well proportioned double bedrooms and a stylish family bathroom. Externally there is driveway parking which leads to a garage, as well as gardens.

Aykley Woods is located close to the University Hospital and Police Headquarters and is within easy reach of Durham City centre. There are also a range of local amenities available within nearby Framwellgate Moor, as well as commuting links via the A167 Highway and East Coast railway.

Early viewing is highly recommended to avoid disappointment.

### GROUND FLOOR

#### Entrance Hall

Welcoming hallway entered via composite door. Having a UPVC double glazed window, staircase leading to the first floor, radiator and understairs cupboard.

#### Cloakroom/WC

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

#### Living Room

12'11" x 12'2" (3.94 x 3.73)

Spacious and well presented with a UPVC double glazed window, TV point and radiator.

#### Open Plan Kitchen and Dining Room

18'0" x 9'3" (5.51 x 2.84)

An impressive open plan kitchen and dining room which is perfect for modern living and entertaining.

Fitted with a comprehensive range of units having contrasting work surfaces incorporating a breakfast bar and stainless steel sink unit with mixer tap, a built in stainless steel oven and hob with extractor over and integrated appliances including a fridge/freezer and dishwasher. Further features include recessed spotlighting, a radiator, a UPVC double glazed window and french doors opening in to the rear garden.

#### Utility Room

7'7" x 5'4" (2.33 x 1.63)

A useful utility room with fitted work surface, combi gas central heating boiler, plumbing for a washing machine, an external door to the side and pantry/storage cupboard.

### FIRST FLOOR

#### Landing

A light and airy landing with a UPVC double glazed window, a large cupboard and access to the loft.

#### Master Bedroom

12'11" x 10'8" (3.94 x 3.27)

A generous double bedroom with a UPVC double glazed window, fitted wardrobes providing ample storage, a TV point and radiator.

#### Ensuite

Comprising of a cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks, an extractor fan, shaver point and two UPVC double glazed opaque windows.

#### Bedroom Two

9'6" x 9'6" (2.90 x 2.90)

Double bedroom with a UPVC double glazed window to the rear, fitted wardrobes and radiator.

#### Bedroom Three

9'6" x 8'3" (2.90 x 2.53)

A further well proportioned double bedroom with a UPVC double glazed window and radiator.

#### Family Bathroom

6'10" x 5'7" (2.09 x 1.71)

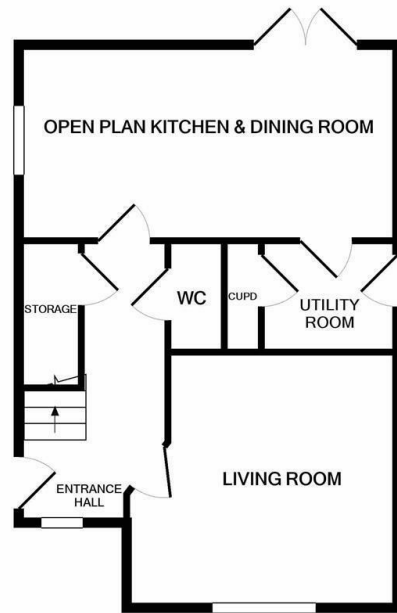
Stylish white suite comprising of a panelled bath with electric shower over, pedestal wash basin and WC. With tiled splashbacks, extractor fan and UPVC double glazed opaque window.

### EXTERNAL

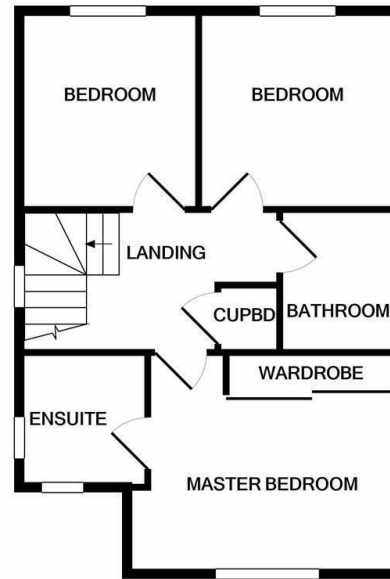
The property occupies a corner position with a gardens wrapping around the front and side. To the rear is an enclosed garden with lawn and patio area.

### GARAGE

A detached single garage with additional double driveway.

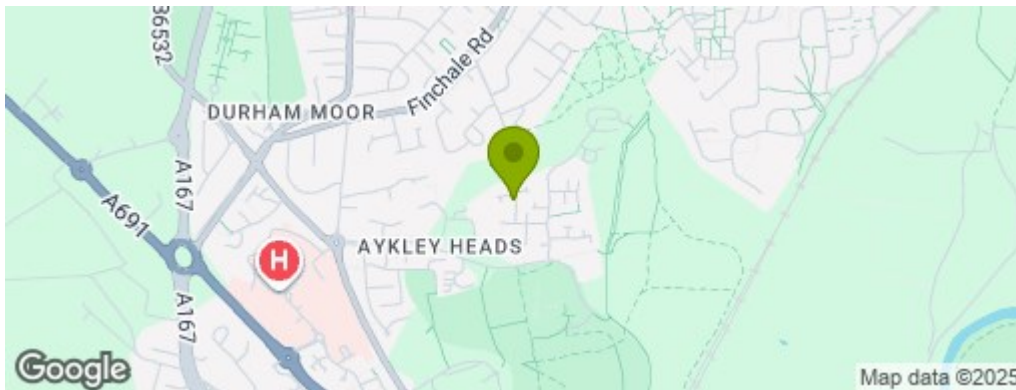


GROUND FLOOR



FIRST FLOOR

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  
Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.  
Mobile Signal/coverage: 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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