

**STUART
EDWARDS**



Klematis Cottage , Langley Park DH7 9SB

- DETACHED BUNGALOW
- KITCHEN/DINER & UTILITY ROOM
- BATHROOM, EN-SUITE & CLOAKROOM/WC
- WORKSHOP AND VARIOUS STORAGE SPACES
- FLEXIBLE LIVING ACCOMMODATION
- 2 BEDROOMS
- 2 RECEPTION ROOMS
- LARGE DOUBLE GARAGE & AMPLE SECURE PARKING
- ENCLOSED GARDEN WITH SUMMERHOUSE & GREENHOUSE
- PERFECT FOR OWNERS WORKING FROM HOME

Offers In The Region Of £249,950





FULL DESCRIPTION

Well-presented timber framed detached bungalow located in the desirable village of Langley Park. Accessed through a welcoming entrance, the internal living accommodation comprises: entrance door to the generous kitchen/diner, spacious lounge, master bedroom with ensuite, a further bedroom and bathroom. Additionally the property has a large first floor store room, a useful utility space with separate cloakroom/wc and snug leading off which accesses the garden.

Externally the property provides a lot of flexibility, suitable for a variety of uses for any new owner. A large paved area, accessed via secure double gates, provides ample of road parking. As well as a large detached garage with a workshop and store room, providing an ideal space for anyone looking to work from home. The garden enjoys paved pathways, well established plants, trees and shrubs. A summerhouse, storage shed and greenhouse. There is also an additional garden area located behind the garage.

The property benefits from a security alarm system and exterior CCTV security cameras. Langley Park is a Village with its own shops and amenities and local Primary School. Good road links and a local bus network provide easy commuting throughout the region. Durham City lies approximately 6 miles away. In interesting property which must be viewed to appreciate the accommodation on offer.

ENTRANCE HALLWAY

UPVC entrance door with decorative glass insert, stripped hardwood flooring and cupboard housing the central heating boiler.

KITCHEN/DINER

Range of wall and floor units with laminate flooring and inset stainless steel sink with mixer tap. Extractor hood and stripped hardwood flooring. The dining area enjoys a double radiator, stripped hardwood flooring, space for a dining table and floor to ceiling UPVC double glazed window with decorative glass inset overlooking the garden.

LOUNGE

feature fire surround with marble hearth and inset fire and two double radiators.

BEDROOM 1

Feature bay window, double radiator and walk-in wardrobe.

EN-SUITE

White suite comprising, wc, wash hand basin, shower cubicle with mains fed shower, tiling, radiator and electric heated towel rail.

BEDROOM 2

Feature bay window, radiator, two wall light points and fitted double wardrobe.

BATHROOM

White suite comprising, wc, wash hand basin, bath with bath tap shower fitting, tiling, shaver socket and radiator.

UTILITY ROOM

Accessed from the yard.

Range of floor cupboards with worktop and inset sink unit. Plumbed for automatic washing machine and quarry tiled flooring.

CLOAKROOM/WC

SNUG

With steps to the yard.

STORAGE LOFT

DOUBLE GARAGE

Accessed via two roller shutter doors for vehicular access and having work benches and storage racks.

WORKSHOP

With large storage cupboard.

YARD AREA

Accessed via secure gates and providing ample off road parking.

GARDEN

Ornamental garden with paved pathways, patio area, rockery, well established plants, shrubs and trees. Additionally there's a summer house, timber storage shed and greenhouse.

ADDITIONAL GARDEN AREA

51 x 15

Located at the rear of the garage.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8835-8220-4509-0452-5202>



FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.



Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: A
EPC Rating: C



Total area: approx. 233.8 sq. metres (2517.1 sq. feet)
Klematis Cottage, Thomas Street, Langley Park, Durham

1 & 2 Blue Coat Buildings, Claypath,
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.