



Woodward Way, Aykley Heads, DH1 5ZH  
3 Bed - House - Semi-Detached  
£249,950

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# Woodward Way Aykley Heads, DH1 5ZH

This elegantly presented, contemporary and stylish three-bedroom semi-detached family residence is excellently situated on a sought-after cul-de-sac within this popular new development in Aykley Heads, right at the heart of Durham City.

This splendid house, constructed in 2020, boasts all the advantages associated with a new-build property. The sophisticated dwelling offers outstanding modern living, complete with gardens, parking, garage, and a pleasant outlook to the front. Positioned with convenient access to Durham City centre, this family home is perfect for commuters to the historic city, with the hospital located less than one mile from the property.

The accommodation boasts an impressive layout, briefly comprising an entrance porch, living room, internal hallway, an open-plan kitchen and dining area, and a cloakroom/WC. The first floor features a landing leading to two generously proportioned double bedrooms and a family bathroom, while the top floor hosts a small landing with storage, the main double bedroom, and a stylish en suite shower room.

This exceptional modern family home offers ample outdoor space, including an open-plan lawn area and pathway to the front, and to the rear, a fully enclosed lawn garden with gated access to the driveway, providing off-street parking and leading to the attached garage, making it an excellent space for families, entertaining, and alfresco dining. This outstanding property is competitively priced for the development, therefore early viewings are strongly recommended.



















## GROUND FLOOR

### Porch

### Lounge

14'9" x 11'9" (4.5 x 3.6)

### Inner Hallway

### Downstairs WC

### Kitchen

11'9" x 8'10" (3.6 x 2.7)

## FIRST FLOOR

### Landing

### Bedroom 2

11'9" x 8'10" (3.6 x 2.7)

### Bedroom 3

11'9" x 8'10" (3.6 x 2.7)

### Bathroom

7'10" x 5'6" (2.4 x 1.7)

## SECOND FLOOR

### Landing

### Bedroom 1

17'0" x 8'6" (5.2 x 2.6)

### En-Suite

11'9" x 6'7" (3.6 x 2.03)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 56 Mbps, Ultrafast 9,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

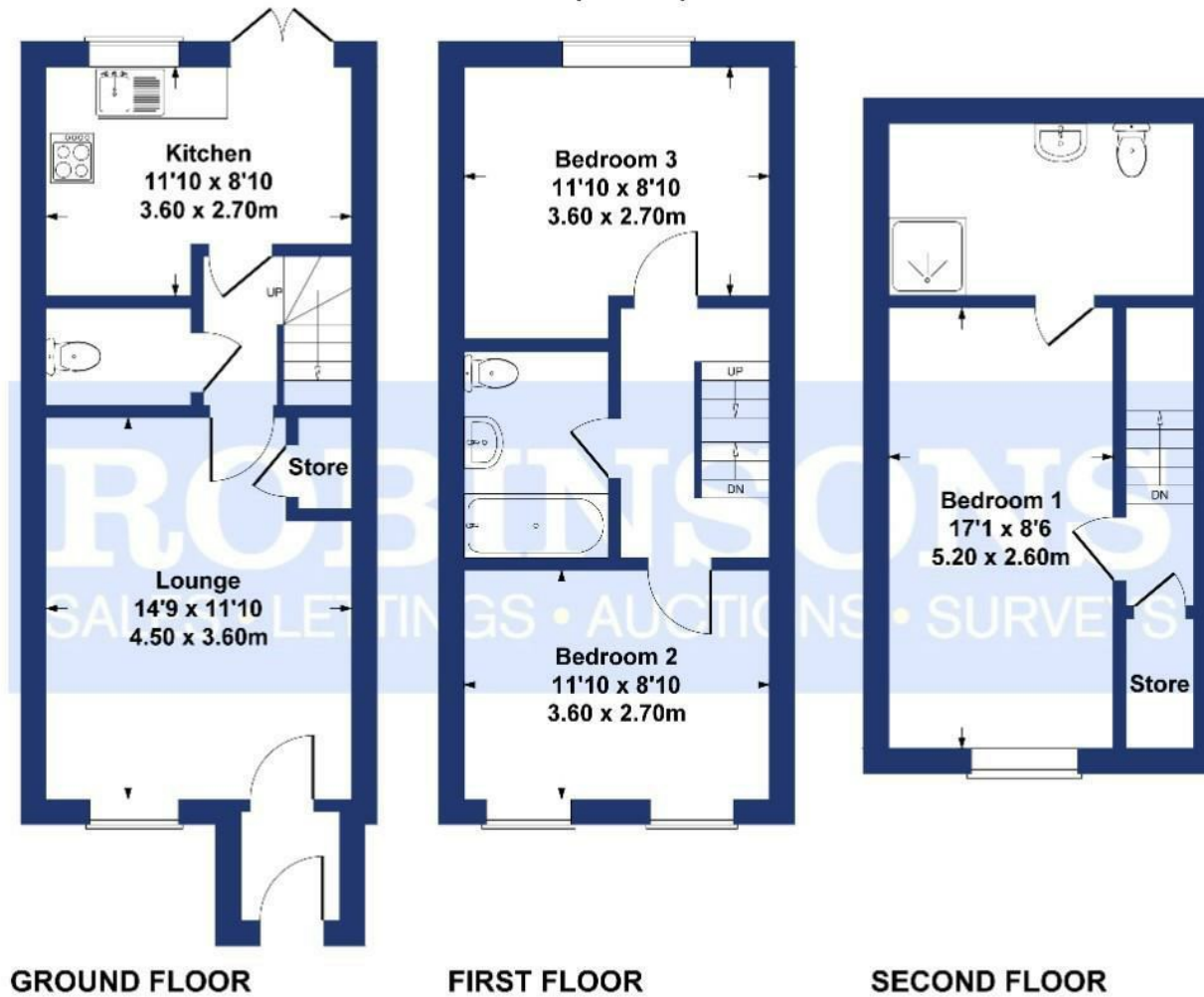
Energy Rating: B



Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robnsons cannot accept liability for any information provided.

# Woodway Way

Approximate Gross Internal Area  
969 sq ft - 90 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		<b>94</b>
(61-81) <b>B</b>	<b>82</b>	
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(22-34) <b>E</b>		
(9-21) <b>F</b>		
(1-8) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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