



Old Elvet, DH1 3HL
5 Bed - House - End Terrace
£349,995

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Private Sunny Rear Aspect ** Executive Style Gated Development ** Ample Parking ** Garage ** Three Bathrooms ** Outskirts of Durham ** Access to National Cycle Routes ** Semi Rural Setting ** Must Be Viewed **

The ground floor includes an inviting hallway, WC, a well-equipped dining kitchen with a range of integral appliances. The spacious lounge has dual aspects with Bi-Folding doors opening to the rear garden. Upstairs, a galleried landing leads to the principal bedroom with en-suite shower room. There are three additional double bedrooms, a single bedroom ideal for a nursery or office, and a second en-suite shower room in the second bedroom. The family bathroom includes a bath, separate shower cubicle, washbasin, and WC. The property has a walled front garden, off-road parking for two cars. The rear garden enjoys a southerly and private aspect.

This exclusive gated development is located on the outskirts of Langley Park, a semi-rural village surrounded by picturesque countryside. Langley Park is approximately five miles west of Durham City, accessible via the A691. The A691 also connects commuters to Lanchester and Consett to the west, while the A1(M) is about eight miles east, reachable via the A167 through Chester-le-Street or the A690 through Durham City. Langley Park offers a variety of amenities, including pubs, takeaway restaurants, convenience stores, and a primary school. The well-developed public transport and road network provide convenient access throughout the region.



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Witton Station Court

Approximate Gross Internal Area
1704 sq ft - 158 sq m



GROUND FLOOR

FIRST FLOOR

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	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DURHAM

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