



Witton Station Court, Langley Park, DH7 9US
5 Bed - House - End Terrace
£349,995

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Witton Station Court Langley Park, DH7 9US

Stunning Family Home ** 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.













GROUND FLOOR

Entrance Hallway

Lounge

19'8 x 12'6 (5.99m x 3.81m)

Kitchen / Diner

20'0 x 12'2 (6.10m x 3.71m)

Downstairs WC

FIRST FLOOR

Bedroom One

15'5 x 9'10 (4.70m x 3.00m)

En-Suite

Bedroom Two

12'2 x 11'2 (3.71m x 3.40m)

En-Suite

Bedroom Three

12'6 x 7'3 (3.81m x 2.21m)

Bedroom Four

9'10 x 8'10 (3.00m x 2.69m)

Bedroom Five

7'10 x 7'3 (2.39m x 2.21m)

Bathroom

Garage

19'8 x 9'10 (5.99m x 3.00m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 2Mbps, Superfast 43Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold. We understand there is an Estate Management Charge or similar of approximately £410pa.

Council Tax: Durham County Council, Band F - Approx. £3512 p.a

Energy Rating: C



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. Robinsons cannot accept liability for any information provided.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (82 plus) A | | |
| (81-81) B | | |
| (69-80) C | 80 | 88 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Witton Station Court

Approximate Gross Internal Area
1704 sq ft - 158 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.

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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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