



Porter Close, Aykley Heads, DH1 5ZL
3 Bed - House - Detached
O.I.R.O £365,000

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Porter Close Aykley Heads, DH1 5ZL

No Upper Chain ** Superb Detached Home ** Larger Style Three Bedroom ** Very Popular Location ** Outskirts of Durham ** Modern & Spacious Floor Plan ** Detached Garage & Drive ** Upgraded ** Gardens ** Ideal Starter or Family Home ** Double Glazing & GCH ** Must Be Viewed **

The floor plan comprises: inviting entrance hallway, cloak/WC, comfortable lounge, open plan kitchen dining room with French doors to the rear garden and a selection of integral appliances. There is also a useful utility room. The first floor has three good size bedrooms, master en-suite shower room and family bathroom/WC. Outside the property occupies a pleasant position with gardens, detached garage and driveway.

Aykley Heads, located just north of Durham City, is a prestigious area offering an exceptional blend of tranquillity and accessibility, making it an appealing choice for a variety of buyers. The area is renowned for its picturesque setting, surrounded by mature trees and green spaces, creating a serene atmosphere while remaining close to the city's vibrant amenities. Nearby, residents can enjoy an array of shops, restaurants, and cultural attractions, including the historic Durham Cathedral and Castle.

Aykley Heads also benefits from excellent transport links, with Durham train station just a short distance away, providing direct services to Newcastle, Edinburgh, and London. The A690 and A1(M) are easily accessible, making it convenient for road travel to surrounding regions. For families, the area offers access to highly regarded schools and recreational facilities, as well as proximity to beautiful walking and cycling routes. Combining natural beauty, convenience, and premium amenities, Aykley Heads is an ideal location for those seeking a high-quality lifestyle close to the heart of Durham City.













GROUND FLOOR

Entrance Hallway

WC

Lounge

12'9 x 11'6 (3.89m x 3.51m)

Kitchen Diner

17'11 x 9'4 (5.46m x 2.84m)

Utility Room

FIRST FLOOR

Bedroom

12'9 x 10'6 (3.89m x 3.20m)

En-Suite

Bedroom

9'2 x 9'5 (2.79m x 2.87m)

Bedroom

8'4 x 9'5 (2.54m x 2.87m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 59 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,431 p.a

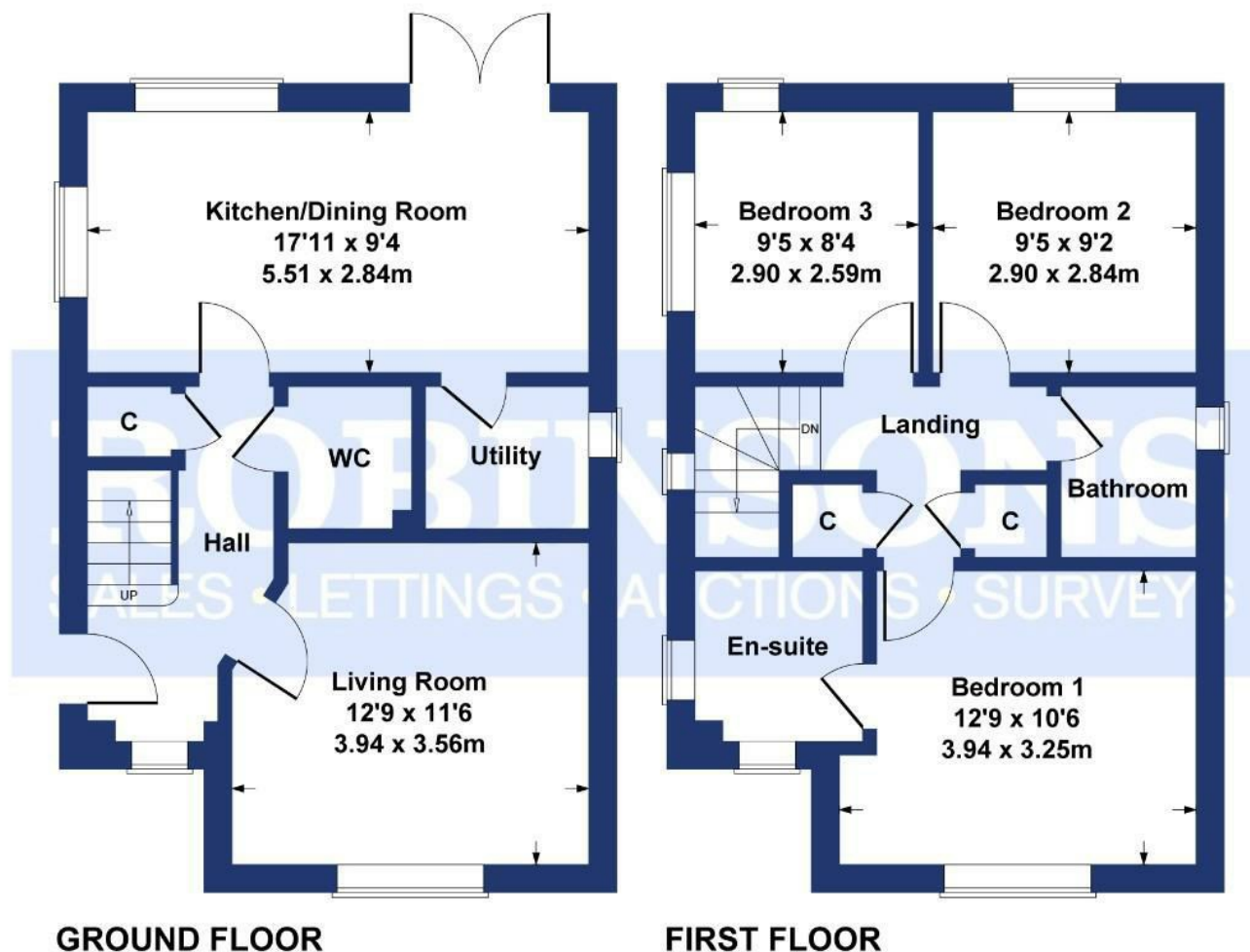
Energy Rating: B

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. Robinsons cannot accept liability for any information provided.



Porter Close

Approximate Gross Internal Area
919 sq ft - 85 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		93
(81-81) B	82	
(69-80) C		
(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

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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