



Maplewood Court, Langley Park, DH7 9FZ
4 Bed - House - Detached
£260,000

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Maplewood Court

Langley Park, DH7 9FZ

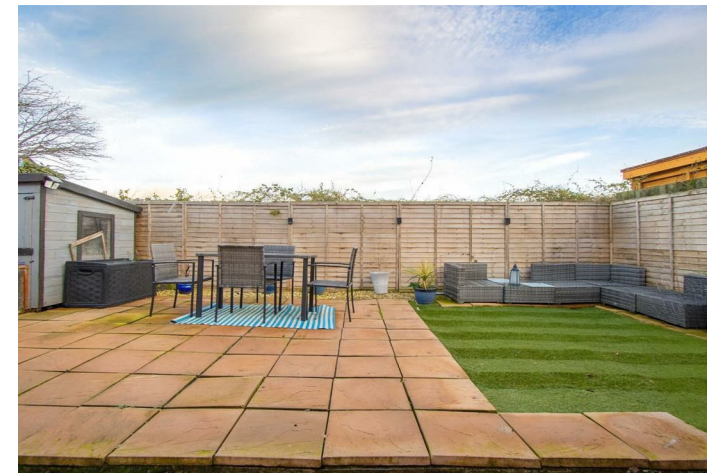
Must Be Viewed ** Popular Village Location ** Pleasant Position With Private Rear Aspect ** Ample Parking & Garage ** Enclosed Rear Garden ** Local Amenities & Good Road Links ** Outskirts of Durham ** Good Walking & Cycle Routes ** Double Glazing & GCH **

A well-presented four-bedroom detached family home enjoying a private rear aspect overlooking school playing fields. The ground floor offers an entrance hallway, spacious open-plan lounge/diner with solid wood flooring and French doors to the conservatory, a modern refitted kitchen/breakfast room with central island, utility room, rear lobby and cloakroom.

To the first floor are four bedrooms, with fitted wardrobes to two bedrooms, and an en-suite shower room to the main bedroom. The other two bedrooms enjoy rear views. There is also a family bathroom/WC. The seller has advised that new carpets were fitted in 2025 to the stairs, landing and three bedrooms.

Externally, the property benefits from a lawned front garden, low-maintenance rear garden with paving and astro turf, storage shed, and full fencing with no rear overlooking. A driveway provides parking for two vehicles along with a garage with power and lighting.

This thoughtfully planned and well-designed development is ideally located close to a variety of neighbourhood shops and services within Langley Park. More extensive shopping, leisure facilities, and amenities can be found in Durham City Centre, approximately five miles away. Langley Park is situated just off the A691 Durham–Consett road, which connects to the A167 on the outskirts of the city, providing convenient travel links both north and south.













Hallway

Lounge Dining Room

24'3 x 11'3 (7.39m x 3.43m)

Conservatory

10'6 x 9'7 (3.20m x 2.92m)

Kitchen Breakfast Room

14'1 x 9'6 (4.29m x 2.90m)

Utility Room

8'4 x 8'4 (2.54m x 2.54m)

W C

Bedroom

14'2 x 8'10 (4.32m x 2.69m)

En-Suite

8'9 x 2'6 (2.67m x 0.76m)

Bedroom

14'10 x 8'1 (4.52m x 2.46m)

Bedroom

8'6 x 8'1 (2.59m x 2.46m)

Bedroom

8'4 x 7'4 (2.54m x 2.24m)

Bathroom/WC

6'5 x 5'3 (1.96m x 1.60m)

Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2,551 p.a

Tenure: Freehold

Property Construction – Standard but this should be confirmed before proceeding with any sale.

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – NA

Planning Permission – We are not aware of anything to affect this property.

Accessibility/Adaptations – Conservatory added

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

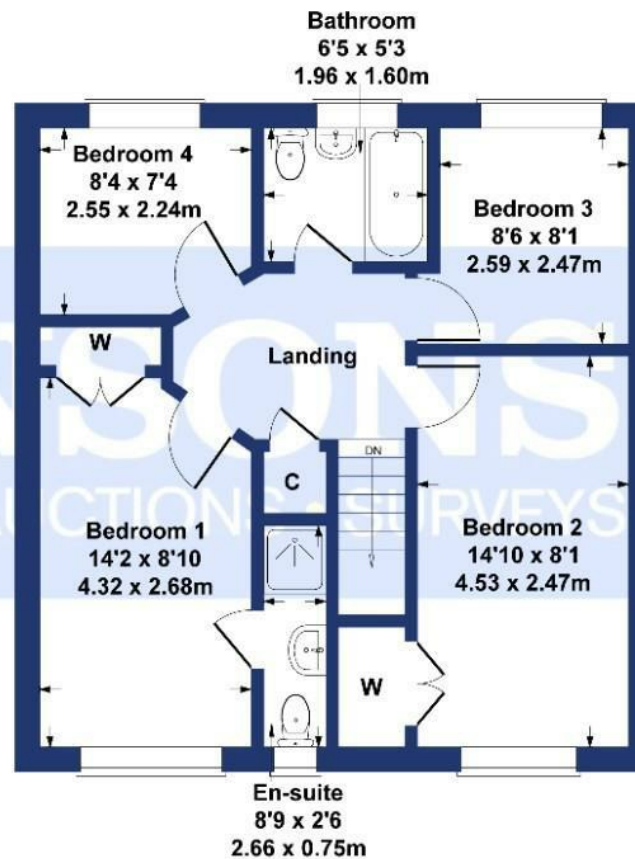
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





Maplewood Court

Approximate Gross Internal Area
1281 sq ft - 119 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 | | |
| (92 plus) A | | 81 |
| (81-91) B | | |
| (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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