



HUNTERS[®]
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9 Langdon Close, Consett, DH8 7NG

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£495,000

For Sale: This immaculate detached house, a spacious and rare opportunity for families seeking a large home in a prime location. The property boasts three reception rooms, a single open-plan kitchen with a kitchen island, utility room, and dining space. There is natural light flooding in, creating a warm and inviting atmosphere.

The house has five well-proportioned bedrooms, four of which are double rooms with built-in wardrobes. Bedroom 1 and 2 feature Jack n Jill en suites, whilst the third bedroom benefits from a separate en-suite and a private dressing area. The remaining bedrooms are also spacious double rooms with one being used as an office space, benefiting from good Wi-Fi.

In terms of additional facilities, there are three bathrooms in the property. The ground floor cloak room is conveniently located, the three bathrooms offer a combination of built-in storage, a Jack n Jill feature, a family bathroom and an en suite with a heated towel rail.

The reception rooms offer varied features; one has a fireplace and a feature bay window, another provides a lovely garden view with direct access to the garden, and the third is an open-plan living space with built-in storage and garden access.

Unique features of this property include a fireplace, an extensive garden with a summer house, solar panels and a double garage with a sauna. The garage and driveway provide off-road parking for multiple vehicles.

The property is ideally located, close to the countryside with public transport links, schools, local amenities, green spaces, walking and cycling routes all in close proximity. The property also benefits from a private location and is not overlooked. This is indeed a rare opportunity to purchase a large family home in a desirable location.

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Ground Floor



Floor 1

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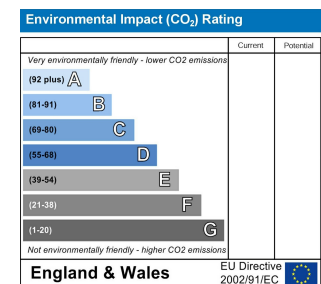
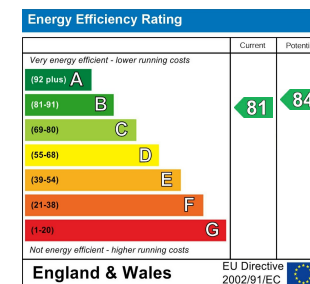
Approximate total area⁽¹⁾
231.7 m²
2495 ft²

(1) Excluding balconies and terraces


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









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