

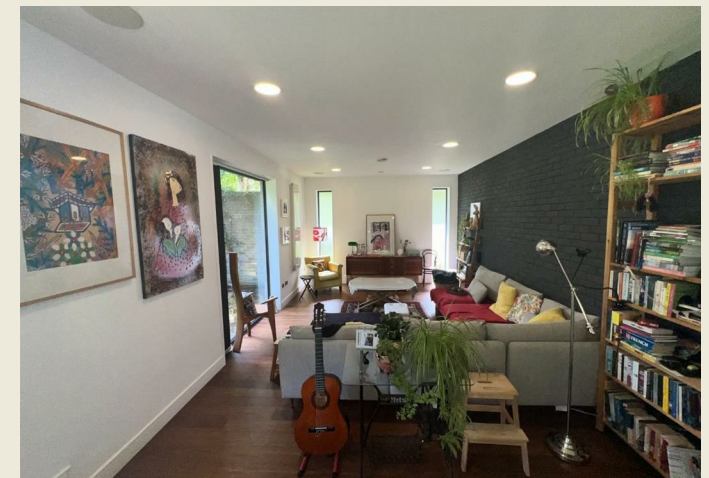
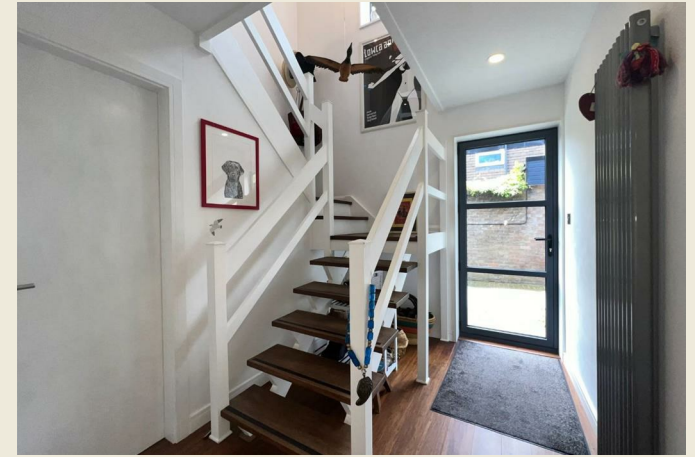


FINE & COUNTRY
Homes from Robinsons

18 AYKLEY GREEN
WHITESMOCKS | DH1 4LN

18 AYKLEY GREEN WHITESMOCKS | DHI 4LN

This unique, individual and immaculately presented four bedroom family home is beautifully situated in the highly desirable North End area of Durham City and after undergoing a full refurbishment to a high standard. The stunning accommodation runs with a contemporary feel throughout, light and airy with large windows. The entrance hallway gives access to a fantastic open plan room that runs the full extent of the property. The large space provides 3 living areas, A modern white fitted kitchen with built in appliances, including a dual steam oven, microwave combination oven, 'Grohe' instant boiler tap and large centre island incorporating a 5 ring gas hob and plenty of space for seating, in addition to the dining area. Steps lead down to a lounge/TV area. Bi-fold doors lead out to the raised decked sun terrace, whilst 3 floor to ceiling windows allows beautiful views of the established gardens and trees. A room that truly brings the outdoors in and perfect for entertaining. There is also a Study or alternatively a guest bedroom situated next to the shower room and cloaks/WC. To the first floor, the dual aspect master bedroom enjoys views over the garden and benefits from en-suite facilities with walk in wardrobe. The remaining 3 bedrooms are serviced by the family bathroom, fitted with a cast iron tub and modern acrylic panelling. Solid bamboo wood flooring runs throughout both levels. The home sits on an expansive corner plot of approximately 1/3rd of an acre with private wrap around gardens. A lengthy block paved drive is suitable for a number of vehicles along with an EV charging point and a sizeable garage with electric roller door.











AGENTS NOTES:

- * GREY POWDER COATED ALUMINIUM WINDOWS AND DOORS
- * FLAT PANEL INSET LED LIGHTING THROUGHOUT
- * INSET SPEAKERS TO DOWNSTAIRS LIVING AREA
- * CAT 6 WIRING TO ALL ROOMS
- * WHOLE HOUSE HEAT RECOVERY UNIT FITTED
- * DIGITAL SHOWER & BATH CONTROLS
- * GAS FIRED CENTRAL HEATING VIA RADIATORS
- * BOARDED OUT LOFT WITH LIGHTING
- * GARAGE WITH POWER, LIGHTING AND SINK
- * EV CHARGING POINT
- * COUNCIL TAX BAND:- F - £3089.00
- * EER Rating: TBC
- * BROADBAND BASIC 14 Mbps SUPERFAST 79 Mbps
- * FOOD RISK: NONE
- * FREEHOLD

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. Fine and Country cannot accept liability for any information provided.

LOCATION:

Aykley Green is in the extremely popular and pleasant residential Whitesmocks area of Durham City which has traditionally proved to be extremely popular in demand. Whitesmocks lies on the outskirts of the City Centre where there are a comprehensive range of shopping and recreational facilities available and it is also well placed for commuting purposes as it lies close to the A167 Highway which provides good road links to other regional centres. It is also in close proximity to the Durham Johnston School and St Leonards School.

VIEWINGS:

Via Fine & Country

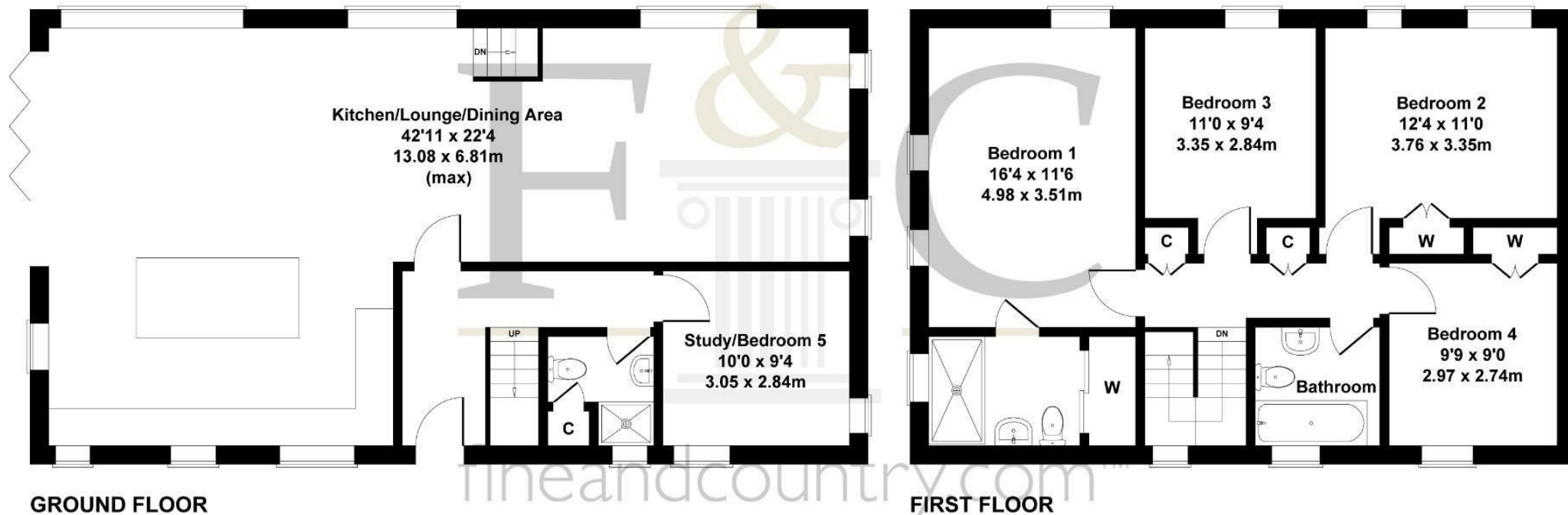
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18 Aykley Green

Approximate Gross Internal Area
1710 sq ft - 159 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. 2024

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. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.



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