



Longhill Court

Browney DH7 8LN

Offers In The Region Of £260,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Longhill Court

Browney DH7 8LN



- Beautifully presented
- EPC RATING - B
- Built by Avant Homes in the Morton design

- Superb open plan living
- Contemporary fully integrated kitchen
- Sought after estate with good road links for commuting

- Three well proportioned bedrooms
- Two luxurious bathrooms
- Low maintenance landscaped gardens

Perfectly designed for modern family living, this beautifully presented home built Avant Homes in their Morton design offers three well proportioned bedrooms and a high specification finish.

The impressive living accommodation comprises of a welcoming hallway with cloakroom/WC, leading to a fantastic open plan living space to the rear. This comprises of a contemporary kitchen with space to dine and a comprehensive range of appliances and a lounge area, which has bi-fold doors opening to the garden. It is the perfect family space for modern living and entertaining. To the first floor there is a generous master bedroom with the benefit of fitted wardrobes and a stylish en-suite shower room. There are two further well proportioned bedrooms and a luxurious family bathroom. Externally is equally as impressive with a superb landscaped garden, driveway and garage.

Longhill Court is situated approximately four miles from Durham City with superb road links for commuting via the A167 and A690. It is within easy reach of local amenities including a park and also currently falls within the catchment area for Durham Johnston Secondary School.

GROUND FLOOR

Entrance Hall

Welcoming hallway entered via composite door with tiled flooring and radiator.

Cloakroom/WC

5'2" x 5'1" (1.60 x 1.55)

Comprising of a WC, hand wash basin, feature tiling, recessed spotlighting, radiator and UPVC double glazed opaque window to the front.

Kitchen and Dining Area

21'1" x 15'5" (6.44 x 4.70)

An impressive open plan kitchen and dining room comprising of a range of contemporary units and work surfaces incorporating a stainless steel sink and drainer unit with a mixer tap, a built in stainless steel oven and hob with extractor over, integrated stainless steel microwave oven, an integrated fridge, freezer and dishwasher. Further features include recessed spotlighting, tiled flooring, a radiator and UPVC double glazed window to the front. Having an open plan staircase to the first floor.

Living Area

15'5" x 11'10" (4.70 x 3.63)

Open plan to the kitchen and dining area, creating a fantastic living space which is perfect for modern family living. Having bi-fold doors opening to the rear garden helping to further extend the feeling of space, a continuation of the tiled flooring and radiator.

Utility

7'4" x 2'9" (2.26 x 0.85)

With access to the kitchen and garage. Having a fitted worktop, plumbing for a washing machine and tiled flooring.

FIRST FLOOR

Landing

With a UPVC double glazed window to the rear, access to the loft, a radiator and a cupboard which houses the combi gas central heating boiler.

Bedroom One

14'4" x 10'4" (4.39 x 3.17)

Generous double bedroom with a UPVC double glazed window to the front, built in wardrobes and radiator.

Ensuite

10'2" x 4'11" (3.11 x 1.51)

Stylish ensuite shower room comprising of a double width cubicle with thermostatically controlled rainfall shower, hand wash basin to a vanity unit and WC. Having a radiator, recessed spotlighting, built in vanity unit, a heated towel rail and UPVC double glazed opaque window to the rear.

Bedroom Two

11'6" x 9'3" (3.51 x 2.82)

Double bedroom with a UPVC double glazed window to the front, built in wardrobe and radiator.

Bedroom Three

8'2" x 8'1" (2.49 x 2.48)

Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

Family Bathroom/WC

7'2" x 6'4" (2.20 x 1.95)

A luxurious family bathroom comprising of a bath with rainfall shower and hand held mixer shower, hand wash basin to a vanity unit and WC. Having a radiator, recessed spotlighting, shaver point, extractor fan and UPVC double glazed opaque window to the front.

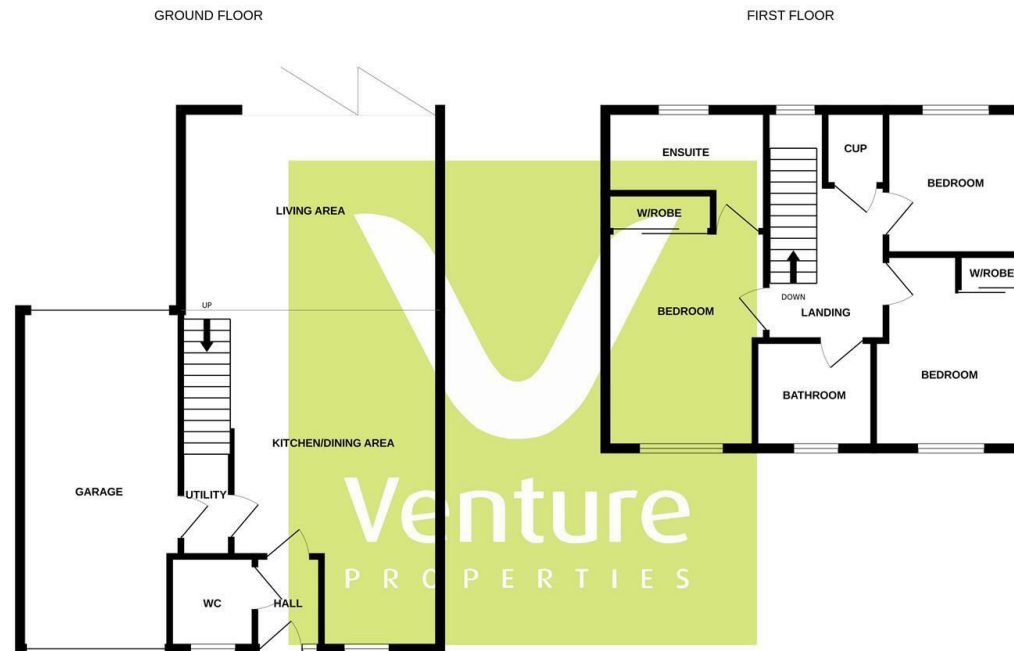
EXTERNAL

Externally the property is equally as impressive with an enclosed landscaped garden to the rear having an extensive patio area, lawned area, cold water tap, side access and access to the garage. To the front of the property is a low maintenance garden and driveway for off street parking.

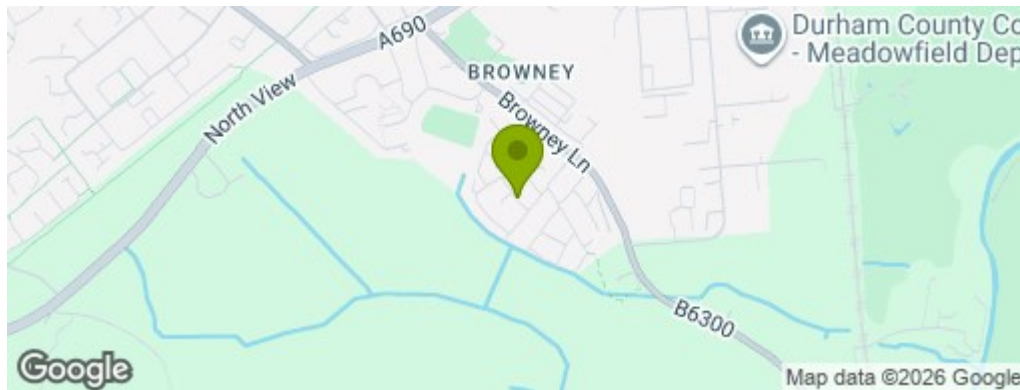
Garage

20'5" x 9'6" (6.24 x 2.92)

Having roller doors to the front and rear, as well as a door to the utility.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Check via OFCOM website.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2551 (Maximum 2025)

Energy Performance Certificate Grade B

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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