Little Court

Durham DH1 5ZJ

Offers In The Region Of £334,950

Venture
PROPERTIES

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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x 4 x 3 x 1

- Stylish family home on the outskirts of the city
- EPC RATING - B
- Master suite with balcony
- Four bedroom detached house
- Walking distance to the city centre and train station
- Ground floor bedroom with shower room
- Remodelled and much improved
- Close to the University Hospital
- Impressive open plan kitchen and dining room

Venture Properties are delighted to offer the opportunity to purchase this superb detached house with four bedrooms and three bathrooms. The property offers modern living accommodation that is ideally suited to families and must be viewed for full appreciation.

The remodelled floor plan comprises of a welcoming entrance lobby with access to a ground floor bedroom with shower room, a spacious living room, an inner hall with useful utility cupboard and open plan kitchen and dining room which is fitted with a comprehensive range of units and integrated appliances and has french doors opening in to the garden. To the first floor the master bedroom has an en-suite bathroom and a balcony. There are two further double bedrooms and stylish family bathroom. Externally there is a driveway for off street parking and to the rear is an enclosed garden.

Aykley Woods is located close to the University Hospital and Police Headquarters and is within easy reach of Durham City centre and train station. There are also a range of local amenities available within nearby Framwellgate Moor, as well as commuting links via the A167 Highway.

As there are currently none of this popular house style remaining for sale, early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Entrance Lobby
Welcoming lobby entered via the composite door to the front. Having a radiator and doors to the living room and bedroom four.

Bedroom Four
12'0" x 7'8" (3.67 x 2.35)
An excellent addition to the property which can be used to suit the needs of any buyer. Having a UPVC double glazed picture window to the front, a wall panel radiator and recessed spotlighting.

Shower Room/WC
Comprising of a cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks and flooring, a heated towel rail, extractor and recessed spotlighting.

Living Room
Spacious reception room having a UPVC double glazed window to the front, recessed spotlighting and radiator.

Hall
With a return staircase leading to the first floor and radiator.

Utility Cupboard
A useful space with fitted worktop, plumbing for a washing machine, hand wash basin and extractor fan.

Open Plan Kitchen and Dining Room
Impressive open plan kitchen and dining room which has french doors opening in to the rear garden. Fitted with a comprehensive range of units including additional shelving with built in appliances including a stainless steel oven and hob with extractor over, fridge, freezer and dishwasher. Further features include a UPVC double glazed window to the rear, a unit housed combi gas central heating boiler and radiator.

FIRST FLOOR

Landing
Having access to the loft which is partly boarded for storage, a built in storage cupboard and UPVC double glazed window to the side.

Bedroom One
The master bedroom is situated to the front of the home and has french doors leading out to a large balcony with glass balustrade, a further UPVC double glazed window to the front, radiator and a door to the ensuite shower room.

Ensuite
Comprising of a cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks, a heated towel rail, extractor and UPVC double glazed opaque window to the front.

Bedroom Two
Spacious double bedroom with a UPVC double glazed window to the rear and radiator.

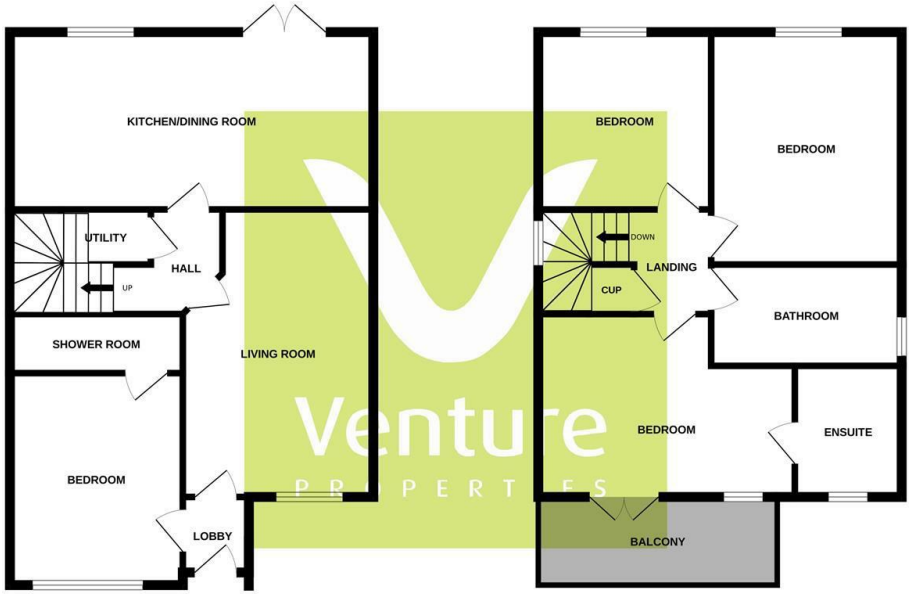
Bedroom Three
Further double bedroom with a UPVC double glazed window to the rear and radiator.

Family Bathroom/WC
Stylish bathroom fitted with a white suite comprising of a panelled bath with mains fed shower over, pedestal wash basin and WC. Having tiled splashbacks, a heated towel rail, extractor fan and UPVC double glazed opaque window to the side.

EXTERNAL
To the front of the property is a lawned garden and driveway for off street parking, whilst to the rear is an enclosed garden with lawn and side access gate.

GROUND FLOOR

FIRST FLOOR



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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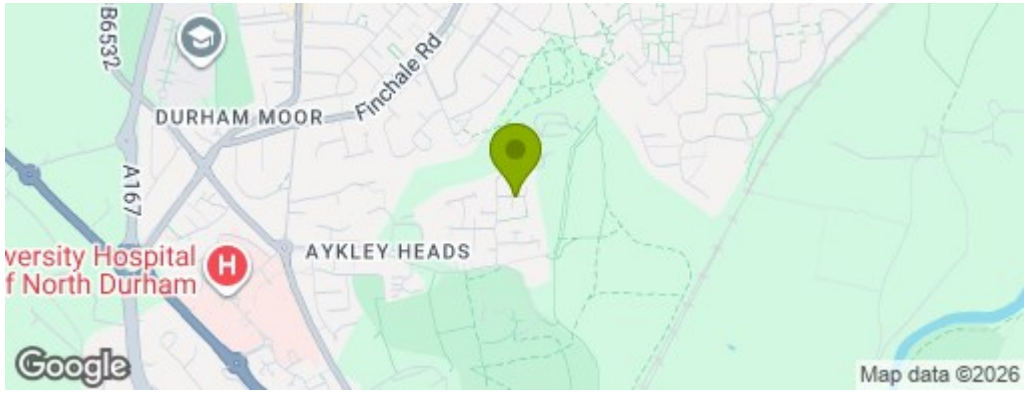

Property Information

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: £2622 (Maximum 2026)
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

0191 3729797

1 Whitfield House, Durham, County Durham, DH7 8XL
durham@ventureproperties uk.com