



Little Court, Aykley Heads, DH1 5ZJ
3 Bed - House - Semi-Detached
£260,000

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Little Court

Aykley Heads, DH1 5ZJ

Superb Family or First Home ** Pleasant Position ** Very Popular Location ** Outskirts of Durham ** Double Driveway ** Gardens ** Spacious Floor Plan Over Three Floors ** Upvc Double Glazing & GCH ** Early Viewing Advised **

The floor plan comprises an entrance porch, living room, internal hallway, an open-plan kitchen diner with doors to the rear garden, and a cloakroom/WC. The first floor features a landing leading to two generously proportioned double bedrooms and a family bathroom, while the top floor hosts a small landing with storage, the main double bedroom, and a stylish en-suite shower room.

This exceptional modern family home offers ample outdoor space, including an open-plan garden with pleasant outlook to the front. The rear is enclosed with patio, driveway and garage.

Aykley Heads, located just north of Durham City, is a prestigious area offering an exceptional blend of tranquillity and accessibility, making it an appealing choice for a variety of buyers. The area is renowned for its picturesque setting, surrounded by mature trees and green spaces, creating a serene atmosphere while remaining close to the city's vibrant amenities. Nearby, residents can enjoy an array of shops, restaurants, and cultural attractions, including the historic Durham Cathedral and Castle.

Aykley Heads also benefits from excellent transport links, with Durham train station just a short distance away, providing direct services to Newcastle, Edinburgh, and London. The A690 and A1(M) are easily accessible, making it convenient for road travel to surrounding regions. For families, the area offers access to highly regarded schools and recreational facilities, as well as proximity to beautiful walking and cycling routes. Combining natural beauty, convenience, and premium amenities, Aykley Heads is an ideal location for those seeking a high-quality lifestyle close to the heart of Durham City.



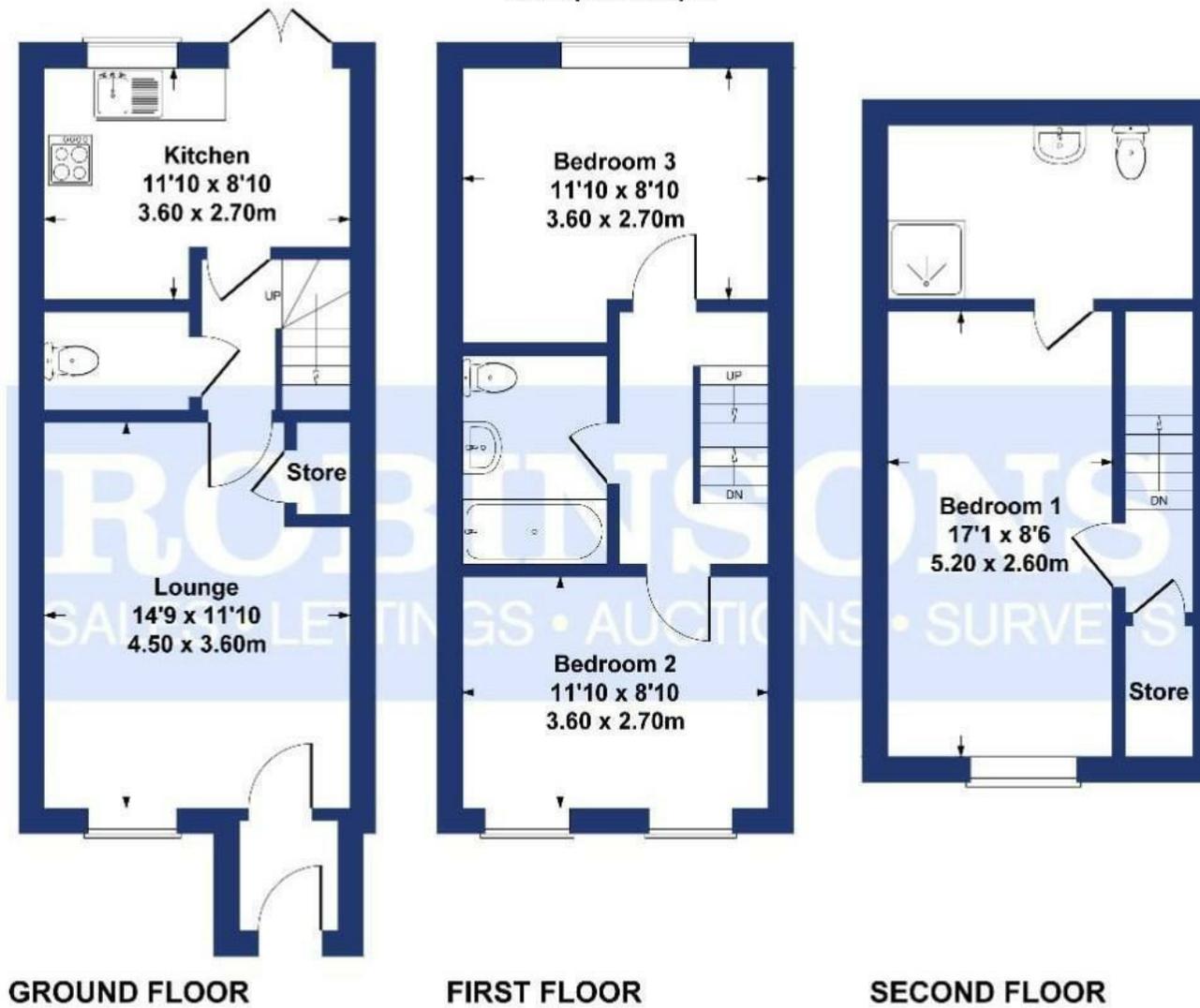








Approximate Gross Internal Area
969 sq ft - 90 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			94
(81-81) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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. 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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