Maddison Court, Aykley Heads, DH1 5ZT
4 Bed - House - Detached
£365,000

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Maddison Court
Aykley Heads, DH1 5ZT

Immaculate Four-Bedroom Detached Home in Sought-After DH1 Location ** Quiet Position ** Extended Floor Plan **

This beautifully presented four-bedroom detached home is ready to move into and perfectly positioned in the highly desirable Aykley Heads area of DH1.

The ground floor offers a bright and spacious lounge, open-plan kitchen and dining area complete with French doors leading to the delightful conservatory, which in-turn opens to the rear garden—ideal for entertaining. Additional features include a separate utility area and a convenient downstairs WC.

Upstairs, you'll find four generously sized double bedrooms. The master benefits from a stylish en-suite bathroom, while the second bedroom offers access to a charming balcony. A contemporary family bathroom completes the upper floor.

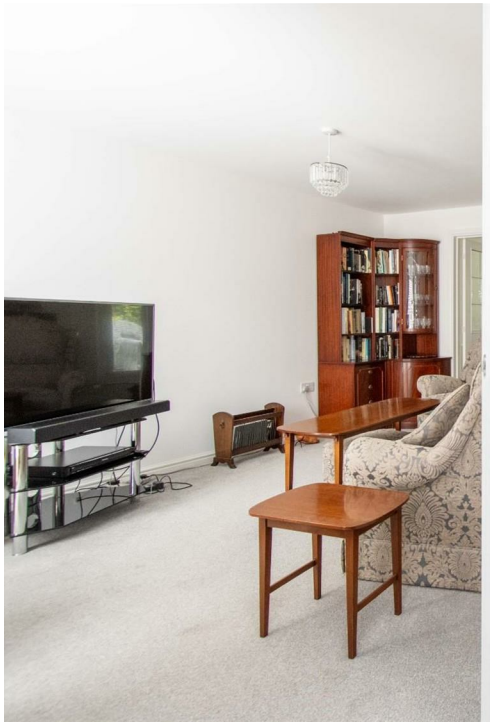
Externally, the home is set in a pleasant, quiet position with a double driveway and an integral single garage. The enclosed rear garden features a well-maintained lawn and a paved patio—perfect for outdoor dining and relaxation.

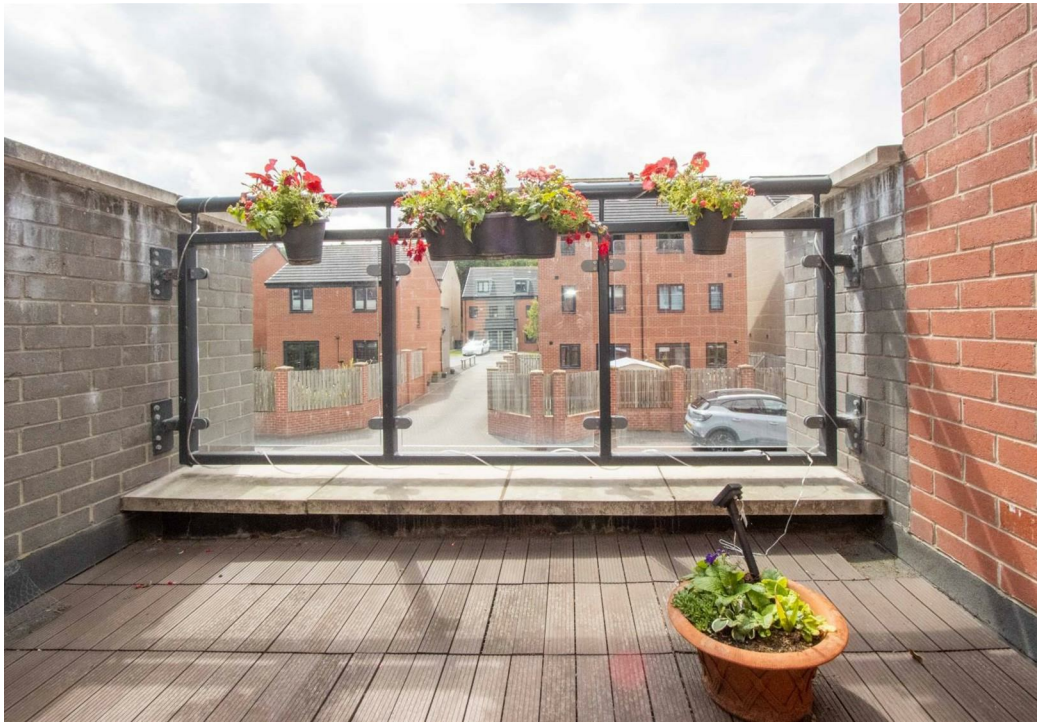
Prestigious Location – Aykley Heads, Durham

Aykley Heads is one of Durham's most prestigious residential areas, located just north of the city centre. Known for its peaceful setting among mature trees and green open spaces, it offers a rare blend of tranquillity and convenience. Residents enjoy easy access to the city's vibrant array of shops, restaurants, and cultural landmarks, including the iconic Durham Cathedral and Castle.

The area boasts excellent transport links, with Durham train station nearby, providing direct connections to Newcastle, Edinburgh, and London. The A690 and A1(M) are also easily accessible for regional travel. Families will appreciate proximity to top-rated schools, leisure facilities, and scenic walking and cycling routes.

Combining natural beauty, connectivity, and high-end amenities, this home presents an exceptional opportunity for those seeking both lifestyle and location.





GROUND FLOOR

Hallway

Lounge
15'9 x 11'2 (4.80m x 3.40m)

Kitchen Dining Room
18'6 x 10'3 (5.64m x 3.12m)

Conservatory
13'1" x 11'5" (4 x 3.5)

Utility Room

W C

FIRST FLOOR

Bedroom
14'4 x 13'1 (4.37m x 3.99m)

En-Suite

Bedroom
12'3 x 9'4 (3.73m x 2.84m)

Bedroom
9'7 x 9'4 (2.92m x 2.84m)

Bedroom
9'7 x 7'3 (2.92m x 2.21m)

Bathroom/WC

Agents Notes
Council Tax: Durham County Council, Band D - Approx. £2551p.a
Tenure: Freehold
Estate Management Charge – NA

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

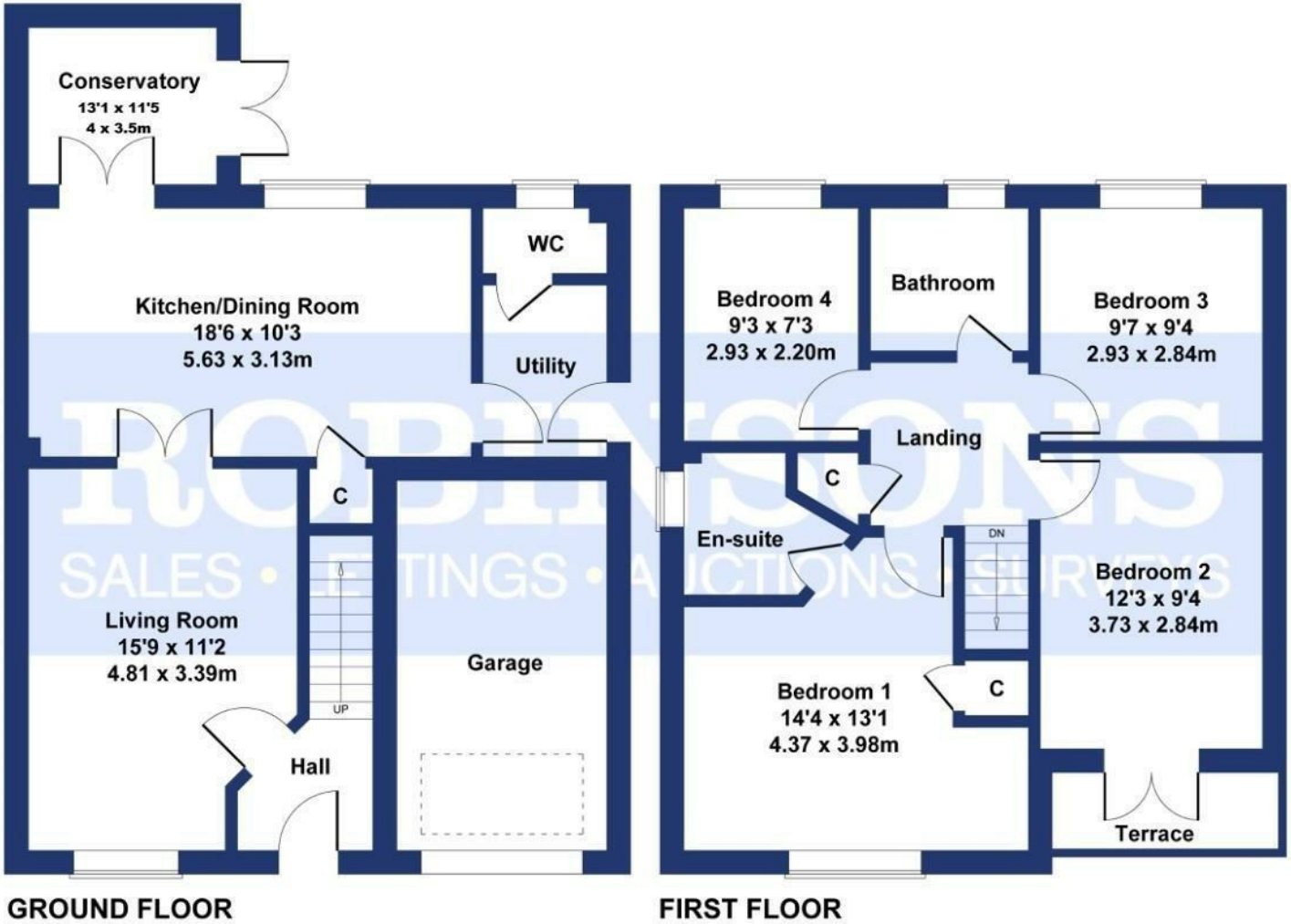
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – No
Probate – NA
Rights & Easements – None known.
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

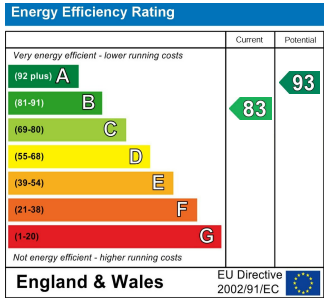
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Maddison Court

Approximate Gross Internal Area
1292 sq ft - 120 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. 2025

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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