



Phoenix Close, Langley Park, Durham

£245,000



4 1 1

EPC rating: D

- 4 Bed detached property
- Contemporary fitted kitchen
- Double driveway and garage

- Well-proportioned bedrooms
- Large rear garden
-

Description

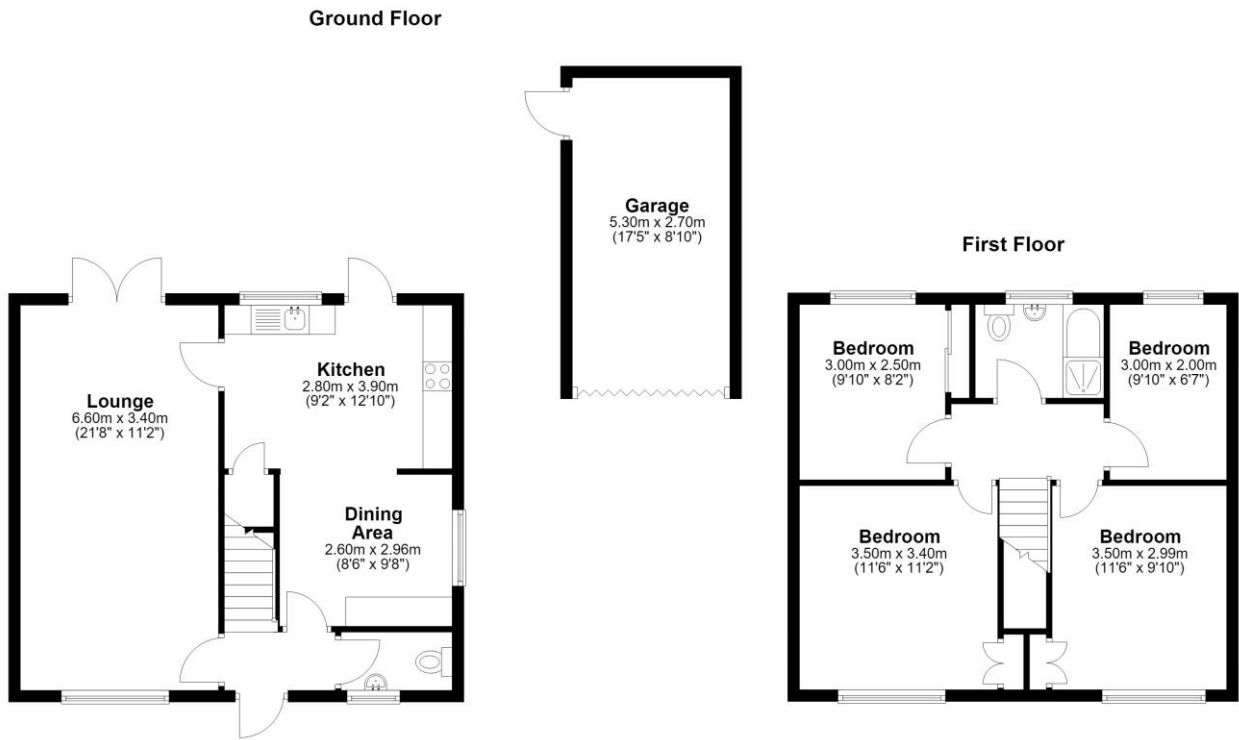
Nicholas Humphreys is delighted to present this impressive four-bedroom detached home to the market, situated in the highly sought-after village of Langley Park. Nestled within a peaceful cul-de-sac, this well-presented property offers spacious and versatile accommodation, making it an ideal family home. Benefitting from a double driveway and a generous rear garden, it combines comfort, practicality and an enviable location.

Occupying a generous plot, this attractive property has been thoughtfully modernised in recent years by the current owner, with family living at the forefront of its design. The spacious and well-planned accommodation comprises a welcoming entrance hall, a convenient ground floor WC, and a bright dual-aspect living room extending the full length of the property. This is complemented by a stylish contemporary kitchen, perfect for modern day living. To the first floor, there are three generously sized double bedrooms, a well-proportioned single bedroom that would also make an ideal home office or study, and a modern three-piece family bathroom finished to a high standard.

Offering the perfect combination of peaceful surroundings and everyday convenience, this property is ideally situated in a quiet and highly desirable residential location. A wide range of local amenities, including shops, cafes, restaurants and bars, are all within easy reach, ensuring everything you need is close at hand. The area is particularly appealing to families, benefitting from a selection of well-regarded schools and an abundance of nearby green spaces. Excellent transport connections further enhance the property's appeal, with the A691 easily accessible, providing convenient links to Durham City and the surrounding region. Externally, the property benefits from a private rear garden, offering sweeping views of the landscape, as well as a detached garage. The front of the home provides a double driveway and well-kept front garden area. The cul-de-sac location ensures a peaceful setting with minimal passing traffic.

This is a fantastic opportunity to secure a home in a convenient and well-connected area. Early viewing is highly recommended.

Floorplan

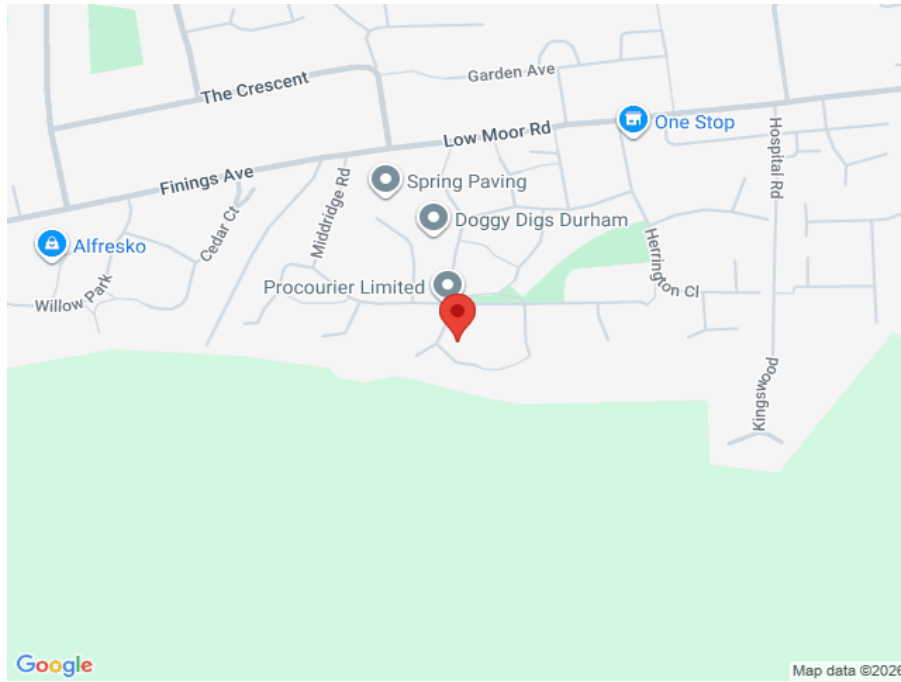


Total area: approx. 111.5 sq. metres (1199.8 sq. feet)
10 PheonixClose, Langley Park, Durham

Photographs



Map



Notes