



Woodburn Grove, Langley Moor, DH7 8PD
3 Bed - House - Detached
O.I.R.O £280,000

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Woodburn Grove

Langley Moor, DH7 8PD

Superb Family Home ** Popular Location Close Durham ** Catchment for Good Schooling **
Private & Sunny Rear Aspect ** Modern Development ** Spacious Layout ** Ample Parking &
Single Garage ** Must Be Viewed **

This modern and generously proportioned three-bedroom detached family home is pleasantly positioned and benefits from gardens to both the front and rear, off-street parking, and a single garage.

The well-designed accommodation briefly comprises an inviting entrance hallway, a ground-floor cloakroom/WC, a bright open-plan kitchen and dining area with bi-fold doors opening onto the rear garden and patio, and a comfortable lounge.

To the first floor are three well-sized bedrooms, including a principal bedroom with en-suite shower room, along with a stylish family bathroom/WC fitted with an attractive suite.

Outside, the property occupies a pleasant position with enclosed rear garden offering a degree of privacy and sunny aspect.

Langley Moor is located southwest of Durham city. The village has a range of amenities to serve the local residents, including shops, local businesses, schools, and community facilities. A more extensive range of good schooling, shopping, leisure options, and amenities are available with Durham City, easily accessible, just a little over 2 miles away.

Langley Moor has good transport links and is close to the A690, which connects it to Durham centre and the A1(M) motorway, making it relatively easy to access other parts of the region by car. Additionally, there are bus services connecting Langley Moor to neighbouring towns and cities.











GROUND FLOOR

Hallway

WC

5'6 x 6'2 (1.68m x 1.88m)

Living

9'10 x 15'8 (3.00m x 4.78m)

Family Kitchen

18'9 x 10'2 (5.72m x 3.10m)

Garage

10'4 x 19'7 (3.15m x 5.97m)

FIRST FLOOR

Bedroom

10'9 x 9'10 (3.28m x 3.00m)

En-Suite

7'10 x 6'7 (2.39m x 2.01m)

Bedroom

10'2 x 11'0 (3.10m x 3.35m)

Bedroom

10'2 x 6'6 (3.10m x 1.98m)

Bathroom

5'6 x 7'4 (1.68m x 2.24m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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