



Eppleton Close, Langley Park, DH7 9UX
4 Bed - House - Detached
Offers Over £400,000

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Eppleton Close

Langley Park, DH7 9UX

WOW!! Stunning Detached Home Not to Be Missed ** Early Viewing Advised **
Extensively Extended & Lovingly Upgraded ** Secluded Corner Cul-De-Sac Position
** Versatile Layout ** Gardens & Ample Parking ** Popular Village Location **
Outskirts of Durham ** Access to Good Road Links, Walking & Cycle Routes ** Upvc
Double Glazing & GCH **

The floor plan features an inviting entrance hall with cloakroom/WC, a cosy sitting room centred around a stylish bioethanol fire, and a stunning open-plan kitchen, dining, and living area that flows effortlessly into the garden—perfect for entertaining. The kitchen is equipped with integrated appliances and is complemented by a practical boot/utility room.

Upstairs, offers three double bedrooms, a luxurious principal suite with walk-in wardrobe/dressing area and en-suite. Additionally, there is a fabulous family bathroom with over-bath shower. Outside, the property boasts ample parking, landscaped gardens, a versatile summer house or home office, which has a lovely bioethanol fire. The garage, part converted creating a studio and storage area, but could easily be turned back with ease.

Langley Park is a village that lies just off the A(691) Durham to Consett Highway which also leads to the A(167) Highway , providing good road links to both North and South. Located approximately 5 miles northwest of the city of Durham. Langley Park is a residential area with a mix of traditional and modern housing, catering to a variety of families and individuals. The village has a rich history and benefits from a peaceful and picturesque environment, surrounded by natural beauty and green landscapes characteristic of the Durham countryside. Langley Park offers a range of local amenities, such as shops, pubs, and schools. However, for more extensive shopping and entertainment options, residents often travel to Durham city centre.













GROUND FLOOR

Entrance Hallway

Cloak/WC
6'2 x 3'8 (1.88m x 1.12m)

Sitting Room
14'3 x 10'9 (4.34m x 3.28m)

Living / Dining
22'3 x 18'10 (6.78m x 5.74m)

Kitchen
10'3 x 9'0 (3.12m x 2.74m)

Utility / Boot Room
17'10 x 8'7 (5.44m x 2.62m)

Garage (Part Converted) - Store
120 x 11'6 (3.66m x 3.51m)

Garage (Part Converted) - Studio
120 x 10'1 (3.66m x 3.07m)

Summer House / Home Office
12'8 x 11'10 (3.86m x 3.61m)

FIRST FLOOR

Bedroom
12'3 x 12'2 (3.73m x 3.71m)

Dressing Room / Walk-in Wardrobe
9'3 x 5'3 (2.82m x 1.60m)

En-Suite
9'3 x 6'3 (2.82m x 1.91m)

Bedroom
10'5 x 10'1 (3.18m x 3.07m)

Bedroom
10'5 x 9'2 (3.18m x 2.79m)

Bedroom
11'1 x 8'9 (3.38m x 2.67m)

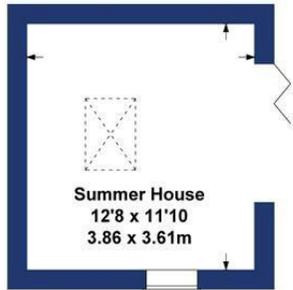
Bathroom/WC
8'9 x 6'3 (2.67m x 1.91m)

Agents Notes

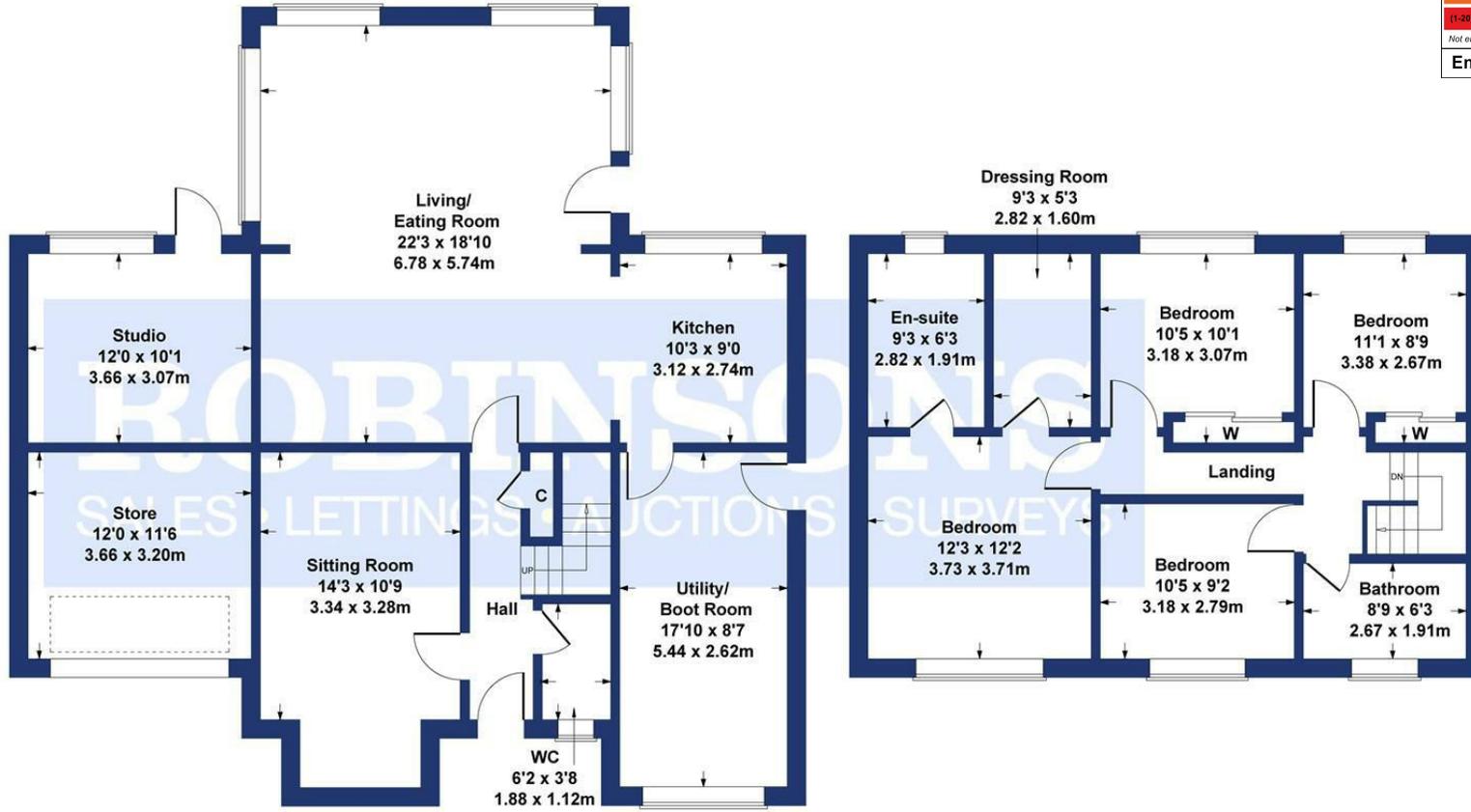
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 1 Mbps, Superfast 80 Mbps
Mobile Signal/Coverage: Good/Average
Tenure: Freehold
Council Tax: Durham County Council, Band C Approx £2268pa
Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robnsons cannot accept liability for any information provided.





Eppleton Close
Approximate Gross Internal Area
2102 sq ft - 195 sq m



OUTBUILDING

GROUND FLOOR

FIRST FLOOR

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 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		68	77
		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









1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

