



Cedar Court, Langley Park, DH7 9FG  
3 Bed - Bungalow - Detached  
O.I.R.O £294,950

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# Cedar Court

## Langley Park, DH7 9FG

Extensive Plot With Lovely Gardens \*\* Superb Detached Bungalow \*\* Spacious & Versatile Floor Plan \*\* Rarely Available \*\* Popular Village Location \*\* Outskirts of Durham \*\* Good Local Amenities \*\* EV Charging Point \*\* Early Viewing Advised \*\*

The property offers spacious and versatile accommodation, including an inviting entrance hallway, comfortable lounge, modern fitted kitchen breakfast room, delightful sunroom leading to, and overlooking the rear garden. The utility area provides added convenience and leads to the shorter garage/store area. The dining room or third bedroom has patio doors to the rear garden, whilst there are two additional bedrooms, with the master featuring an en-suite shower room/WC. There is also a family bathroom/WC. Outside, there are lovely and well maintained gardens to the front and rear, along with an expansive driveway for ample parking.

Located within a charming village, Cedar Court stands as a testament to exclusivity and executive living, boasting an array of detached houses and bungalows. Its prime location offers residents a serene environment, complemented by the convenience of nearby local shops and amenities.

Beyond the village borders, the bustling Durham City Centre awaits, a mere 7 miles distant. Here, a plethora of shopping and recreational opportunities abound, catering to diverse tastes and preferences.

Langley Park, strategically positioned for commuters, enjoys swift access to the A(691) Highway, facilitating seamless travel to neighbouring regional hubs. Its proximity to major roadways ensures a smooth journey for those traversing to and from work or leisure destinations.























## Entrance Hallway

### Lounge

17'8 x 11'9 (5.38m x 3.58m)

### Kitchen Breakfast Room

11'2 x 10'5 (3.40m x 3.18m)

### Sun Room

9'5 x 7'10 (2.87m x 2.39m)

### Utility Area

9'5 x 6'9 (2.87m x 2.06m)

### Small Garage / Store

12'0 x 9'5 (3.66m x 2.87m)

### Bedroom

12'5 x 12'5 (3.78m x 3.78m)

### En-Suite Shower Room

### Bedroom

11'11 x 11'3 (3.63m x 3.43m)

### Dining Room or Third Bedroom

11'2 x 10'5 (3.40m x 3.18m)

### Bathroom/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 2 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2316 p.a

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. Robinsons cannot accept liability for any information provided.

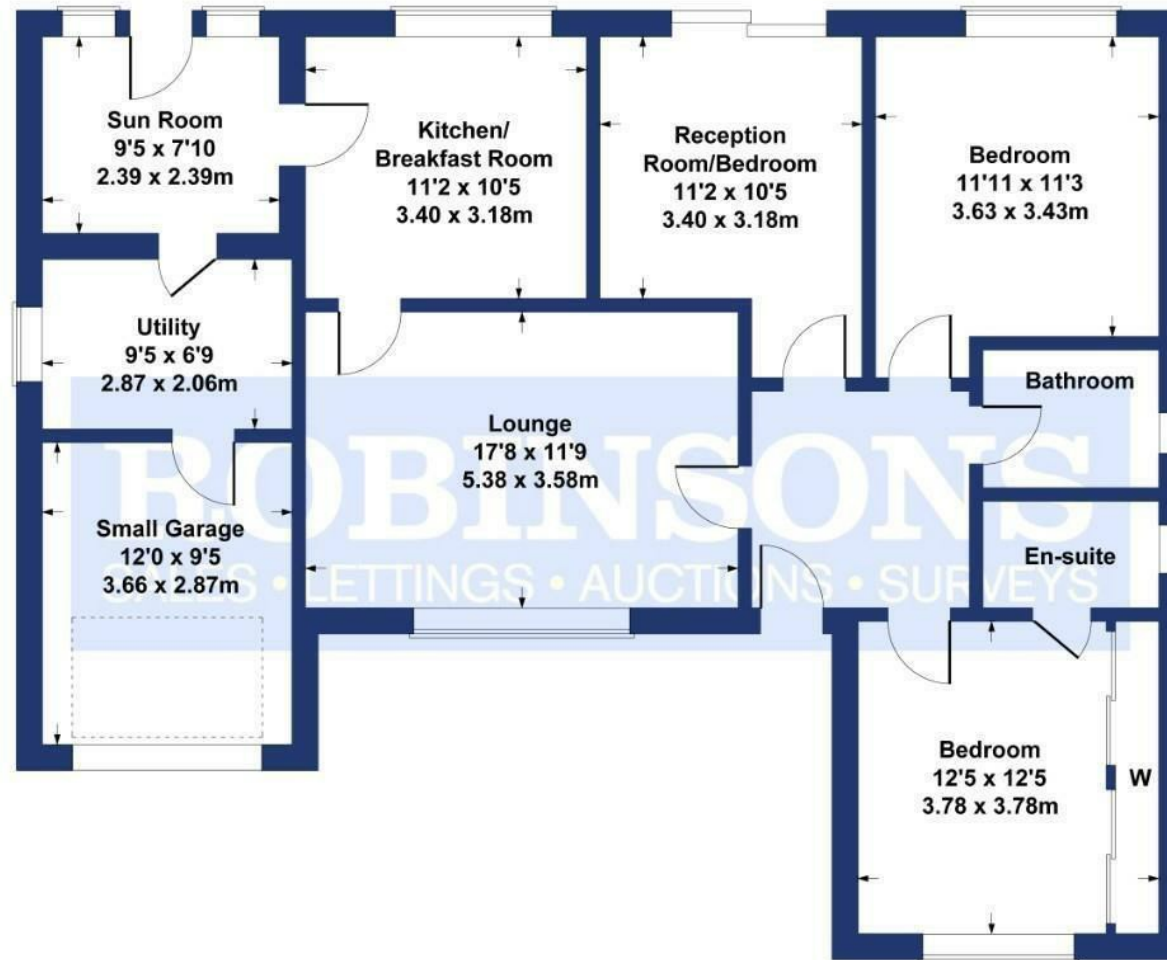






# Cedar Court

Approximate Gross Internal Area  
1211 sq ft - 113 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. 2020

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (82 plus) <b>A</b>                          |                         |           |
| (61-81) <b>B</b>                            |                         |           |
| (39-60) <b>C</b>                            |                         |           |
| (15-38) <b>D</b>                            |                         |           |
| (8-14) <b>E</b>                             |                         |           |
| (3-7) <b>F</b>                              |                         |           |
| (1-2) <b>G</b>                              |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 63                      | 78        |
|   | 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

















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