



Little Court, Aykley Heads, DH1 5ZJ
5 Bed - House - Detached
£380,000

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Little Court Aykley Heads, DH1 5ZJ

No Chain ** Superb Upgraded Family Home ** Modern & Popular Development ** Outskirts of Durham ** Direct Access to Train Station ** Garage & Double Drive ** Cul-De-Sac Position ** Good Road Links ** Must Be Viewed **

This beautifully maintained and upgraded home offers spacious, well-planned accommodation throughout. An inviting reception hallway with solid wood flooring leads to a stylish formal lounge ideal for relaxing. To the rear is a modern kitchen fitted with high-gloss white units, wood-effect worktops, and integrated appliances including oven, hob, fridge freezer, and dishwasher. An open-plan dining area, currently used as reception space has French doors opening onto the rear garden. Additionally there is a useful utility room and a convenient WC.

To the first floor are five bedrooms, four of which are generous doubles, with the fifth currently utilised as a home office. The principal bedroom benefits from a contemporary en-suite shower room. The property also features a Hive smart central heating system and alarm.

Externally, there is a double block-paved driveway providing access to an integral garage with light, power, and an electric vehicle charging point. The gardens are well maintained, featuring a turfed lawn, planted borders, and a patio area ideal for outdoor entertaining.

Aykley Heads, located just north of Durham, is a prestigious and highly desirable area offering a peaceful, leafy setting with excellent access to the city. Surrounded by mature trees and green spaces, it provides a tranquil environment while remaining close to shops, restaurants and cultural attractions, including Durham Cathedral and Durham Castle.

The area benefits from strong transport links, with Durham train station nearby offering direct services to Newcastle, Edinburgh and London, along with easy access to the A690 and A1(M). Well-regarded schools, leisure facilities and scenic walking routes further enhance its appeal.













GROUND FLOOR

Hallway

Lounge

15'1 x 10'10 (4.60m x 3.30m)

Kitchen Dining Room

21'0 x 9'6 (6.40m x 2.90m)

Utility Room

6'3 x 5'3 (1.91m x 1.60m)

WC

FIRST FLOOR

Bedroom

13'1 x 10'10 (3.99m x 3.30m)

En-Suite

7'7 x 4'3 (2.31m x 1.30m)

Bedroom

11'2 x 10'6 (3.40m x 3.20m)

Bedroom

11'10 x 9'10 (3.61m x 3.00m)

Bedroom

10'2 x 8'10 (3.10m x 2.69m)

Bedroom

6'11 x 6'11 (2.11m x 2.11m)

Bathroom/WC

8'10 x 5'3 (2.69m x 1.60m)

Agent Notes

Council Tax: Durham County Council, Band E - Approx. £3,118 p.a

Tenure: Freehold

Estate Management Charge – Yes - £160 pa

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 – N/A

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.

Accessibility/Adaptations – None known

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

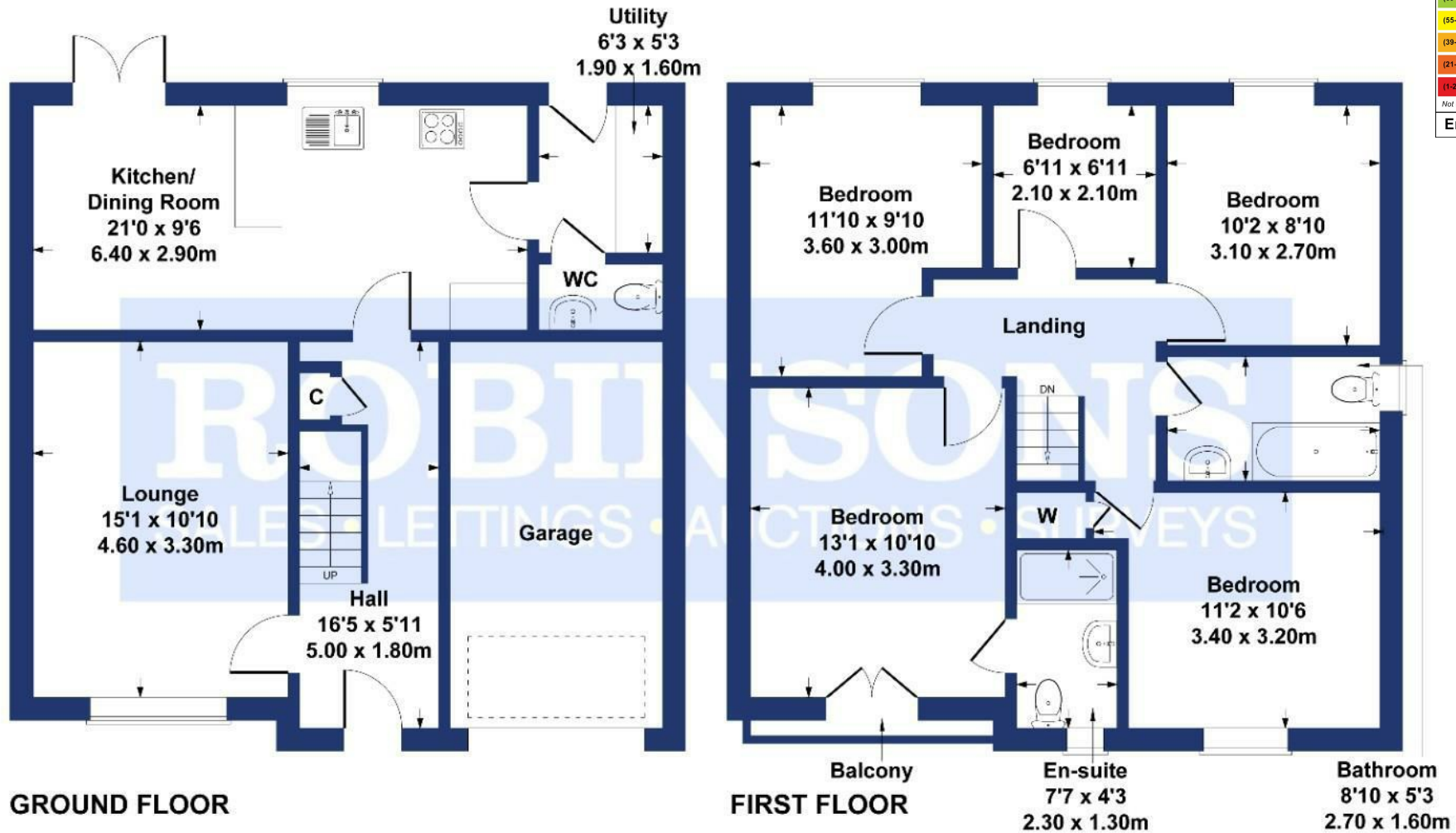
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Little Court

Approximate Gross Internal Area
1378 sq ft - 128 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(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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