



Maddison Court, Aykley Heads, DH1 5ZT
4 Bed - House - Detached
£400,000

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Maddison Court

Aykley Heads, DH1 5ZT

Immaculate Four-Bedroom Detached Home in Sought-After DH1 Location ** Quiet Position **
Extended Floor Plan **

This beautifully presented four-bedroom detached home is ready to move into and perfectly positioned in the highly desirable Aykley Heads area of DH1.

The ground floor offers a bright and spacious lounge, open-plan kitchen and dining area complete with French doors leading to the delightful conservatory, which in-turn opens to the rear garden—ideal for entertaining. Additional features include a separate utility area and a convenient downstairs WC.

Upstairs, you'll find four generously sized double bedrooms. The master benefits from a stylish en-suite bathroom, while the second bedroom offers access to a charming balcony. A contemporary family bathroom completes the upper floor.

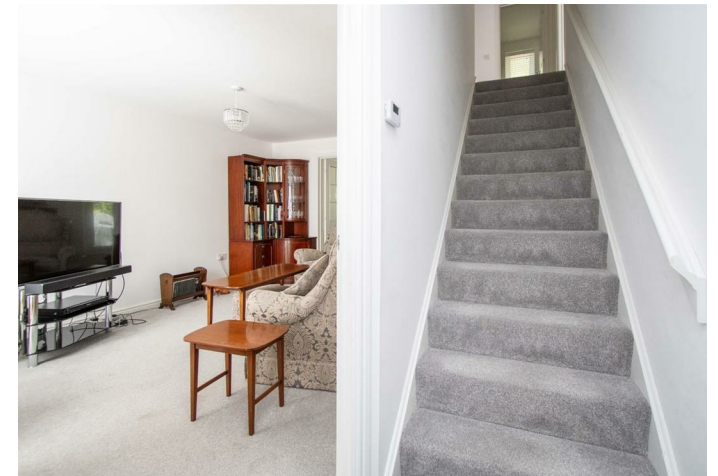
Externally, the home is set in a pleasant, quiet position with a double driveway and an integral single garage. The enclosed rear garden features a well-maintained lawn and a paved patio—perfect for outdoor dining and relaxation.

Prestigious Location – Aykley Heads, Durham

Aykley Heads is one of Durham's most prestigious residential areas, located just north of the city centre. Known for its peaceful setting among mature trees and green open spaces, it offers a rare blend of tranquillity and convenience. Residents enjoy easy access to the city's vibrant array of shops, restaurants, and cultural landmarks, including the iconic Durham Cathedral and Castle.

The area boasts excellent transport links, with Durham train station nearby, providing direct connections to Newcastle, Edinburgh, and London. The A690 and A1(M) are also easily accessible for regional travel. Families will appreciate proximity to top-rated schools, leisure facilities, and scenic walking and cycling routes.

Combining natural beauty, connectivity, and high-end amenities, this home presents an exceptional opportunity for those seeking both lifestyle and location.













GROUND FLOOR

Hallway

Lounge

15'9 x 11'2 (4.80m x 3.40m)

Kitchen Dining Room

18'6 x 10'3 (5.64m x 3.12m)

Conservatory

Utility Room

WC

FIRST FLOOR

Bedroom

14'4 x 13'1 (4.37m x 3.99m)

En-Suite

Bedroom

12'3 x 9'4 (3.73m x 2.84m)

Bedroom

9'7 x 9'4 (2.92m x 2.84m)

Bedroom

9'7 x 7'3 (2.92m x 2.21m)

Bathroom/WC

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 28 Mbps, Ultrafast 10,000

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2551 p.a

Energy Rating: B

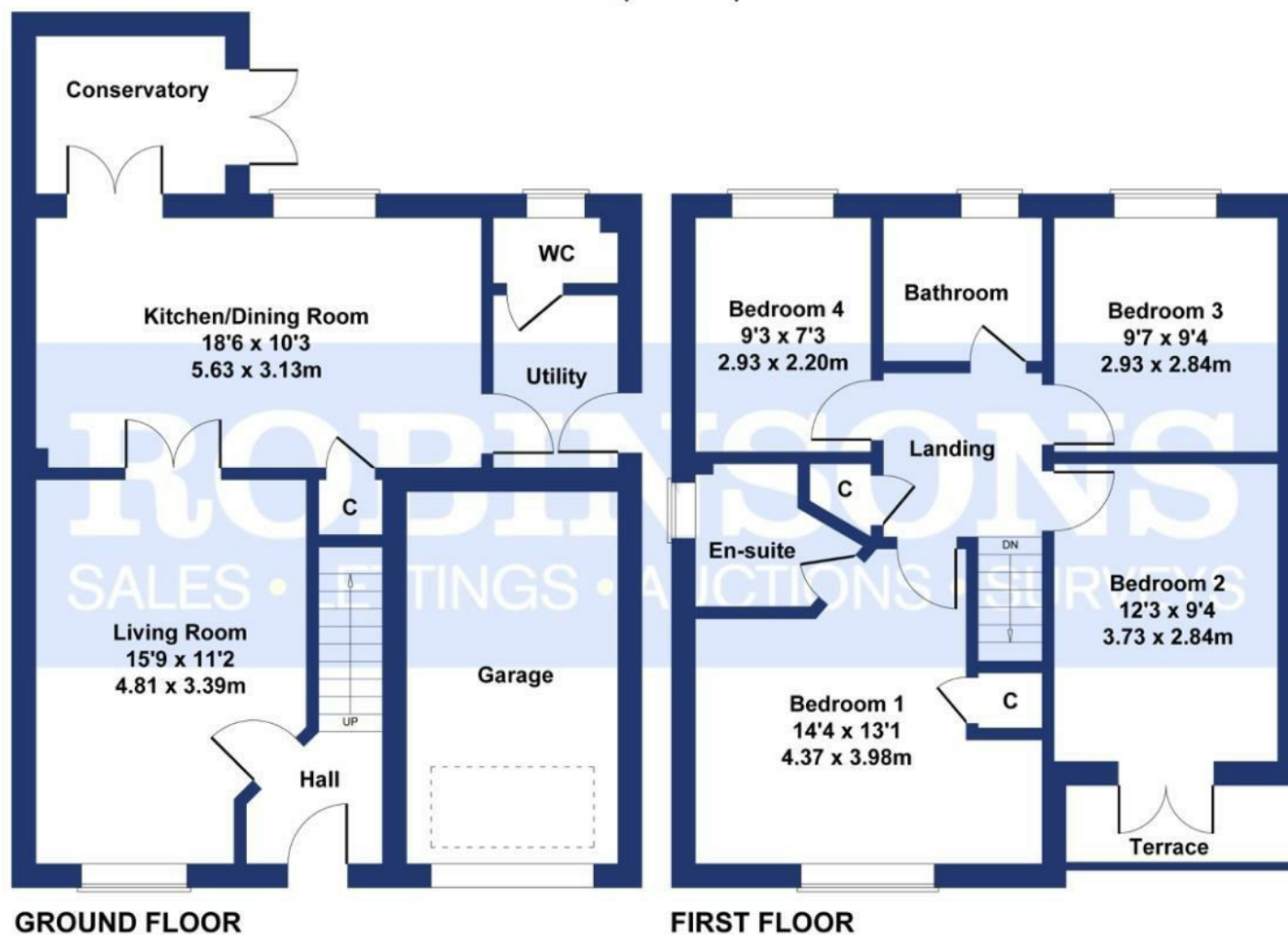


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Maddison Court

Approximate Gross Internal Area
1292 sq ft - 120 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		93
(81-91) B		
(69-80) C	83	
(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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