



Woodward Way, Aykley Heads, DH1 5ZH
4 Bed - House - Detached
£390,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

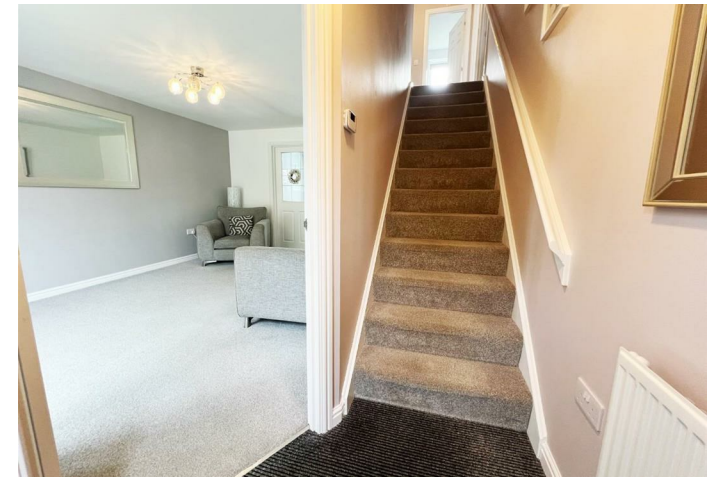
Woodward Way Aykley Heads, DH1 5ZH

A superb ready to move into four-bedroom detached home, in a desirable DH1 location. The ground floor features a spacious lounge, high-spec open-plan kitchen/diner with French doors to the garden. There is a utility area and downstairs WC for added convenience. Upstairs, four generous double bedrooms include a master with en-suite, and a second bedroom with balcony access. There is also a modern family bathroom/WC.

Externally, the property occupies a pleasant position and boasts a double driveway and single garage. The rear garden is enclosed with lawn and patio—ideal for entertaining.

Aykley Heads, located just north of Durham City, is a prestigious area offering an exceptional blend of tranquillity and accessibility, making it an appealing choice for a variety of buyers. The area is renowned for its picturesque setting, surrounded by mature trees and green spaces, creating a serene atmosphere while remaining close to the city's vibrant amenities. Nearby, residents can enjoy an array of shops, restaurants, and cultural attractions, including the historic Durham Cathedral and Castle.

Aykley Heads also benefits from excellent transport links, with Durham train station just a short distance away, providing direct services to Newcastle, Edinburgh, and London. The A690 and A1(M) are easily accessible, making it convenient for road travel to surrounding regions. For families, the area offers access to highly regarded schools and recreational facilities, as well as proximity to beautiful walking and cycling routes. Combining natural beauty, convenience, and premium amenities.











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)

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

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4Mbps, Superfast 78Mbps, Ultrafast 900Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

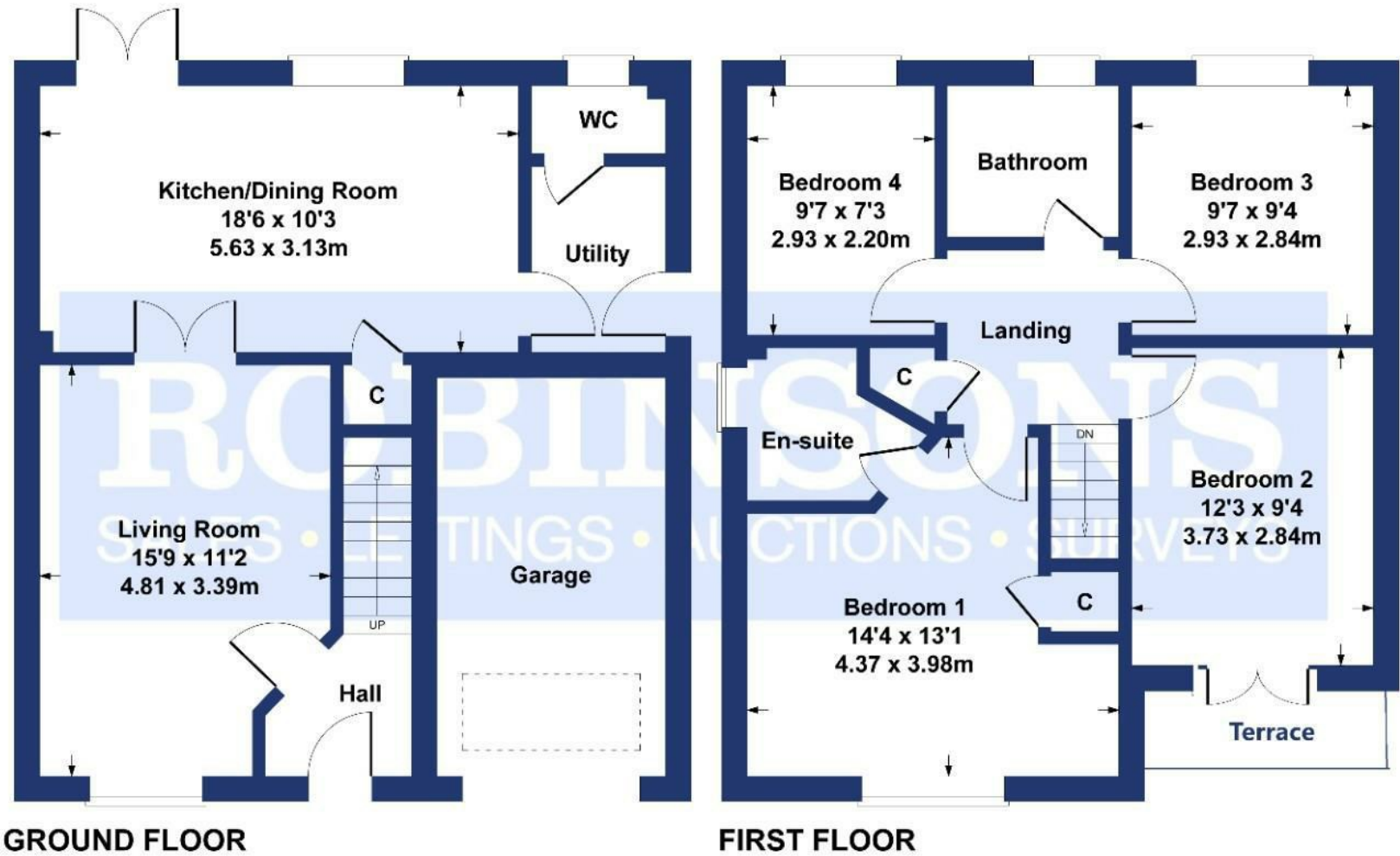
Council Tax: Durham County Council, Band D - Approx. £2551p.a

Energy Rating: B

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.

Woodward Way
Approximate Gross Internal Area
1238 sq ft - 115 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		93
(81-81) B	82	
(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



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

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.



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

