



Birch Tree Grove, Langley Park, DH7 9BZ  
4 Bed - House - Detached  
£320,000

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# Birch Tree Grove

## Langley Park, DH7 9BZ

Stunning Detached Home \*\* No Upper Chain \*\* Generous Plot \*\* Around £10,000 Worth of Upgrades \*\* Ample Driveway Park \*\* EV Charging Point \*\* Landscaped Gardens \*\* Semi Rural Location \*\* Village Amenities \*\* Good Road Links \*\* Must Be Viewed To Be Appreciated \*\*

The Bridleway development, located on the outskirts of Langley park village, offers a range of properties which are both practical and stylish. All of the house styles work beautifully with well-planned living spaces, and stylish design touches coupled with quality fittings.

The Helmsley floor plan comprises; inviting hallway with door to the garage and access to, comfortable living room, fabulous upgraded kitchen diner which has a range of integral appliances and French doors to the rear garden. The useful utility room, fitted with matching units to the kitchen has door to the garden and downstairs cloak/WC. The first floor has a sumptuous master suite with en-suite shower room/WC, three further good size bedrooms, and a family bathroom/WC. Outside, the property occupies a pleasant and generous plot, with landscaped rear garden and front open aspect garden providing ample parking.

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 offers a range of local amenities, such as shops, pubs, and schools. However, for more extensive shopping and entertainment options, Durham city centre is within easy reach.

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. It also provides opportunities for outdoor activities, walks, and exploration.













## GROUND FLOOR

### Entrance Hallway

### Living Room

16'6 x 10'10 (5.03m x 3.30m)

### Kitchen Dining Room

20'4 x 11'4 (6.20m x 3.45m)

### Utility Room

7'9 x 5'10 (2.36m x 1.78m)

### WC

5'10 x 3'1 (1.78m x 0.94m)

### Garage

15'9 x 8'2 (4.80m x 2.49m)

## FIRST FLOOR

### Bedroom

17'11 x 13'8 (5.46m x 4.17m)

### En-Suite Shower Room/WC

8'1 x 6'5 (2.46m x 1.96m)

### Bedroom

15'0 x 10'0 (4.57m x 3.05m)

### Bedroom

13'8 x 8'8 (4.17m x 2.64m)

### Bedroom

11'2 x 8'0 (3.40m x 2.44m)

### Bathroom/WC

7'3 x 5'5 (2.21m x 1.65m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 1 Mbps, Superfast 78 Mbps, Ultrafast 940 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,431 p.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. Robnsons cannot accept liability for any information provided.

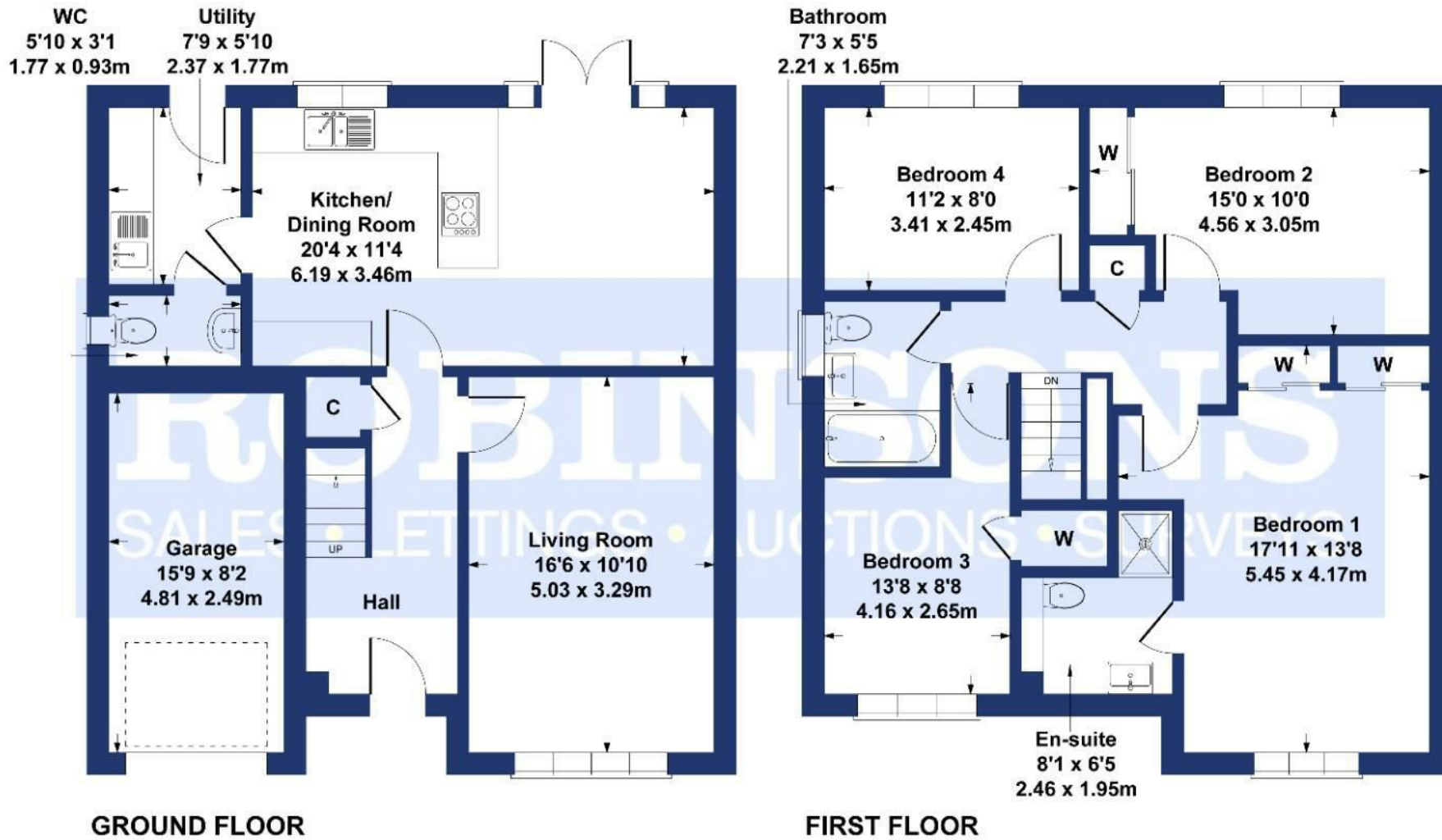




# Birch Tree Grove

Approximate Gross Internal Area  
1442 sq ft - 134 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A	84	93
(61-81)	B		
(49-60)	C		
(35-48)	D		
(23-34)	E		
(13-22)	F		
(1-12)	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. 2024

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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