



Sergeant Close, Aykley Heads, DH1 5ZN
3 Bed - House - Semi-Detached
£175,500

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Sergeant Close

Aykley Heads, DH1 5ZN

* BEAUTIFULLY PRESENTED TO SHOW HOME STANDARD * GORGEOUS CUL-DE-SAC POSITION * FANTASTIC QUALITY THROUGHOUT * LOVELY REAR GARDEN * EN-SUITE AND DOWNSTAIRS WC * FABULOUS NEW DEVELOPMENT AT AYKLEY HEADS *

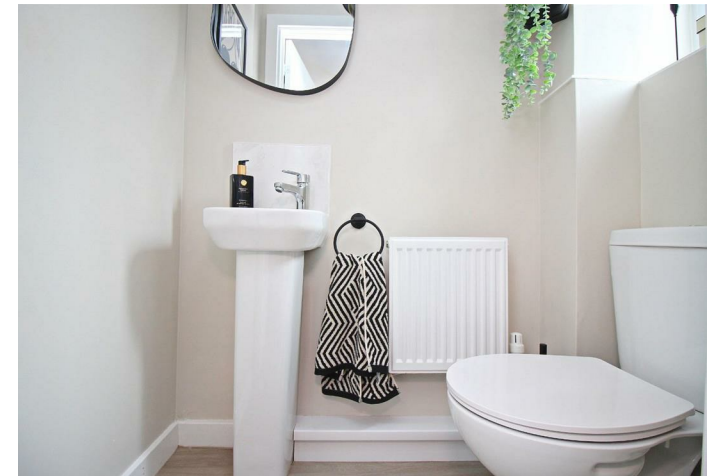
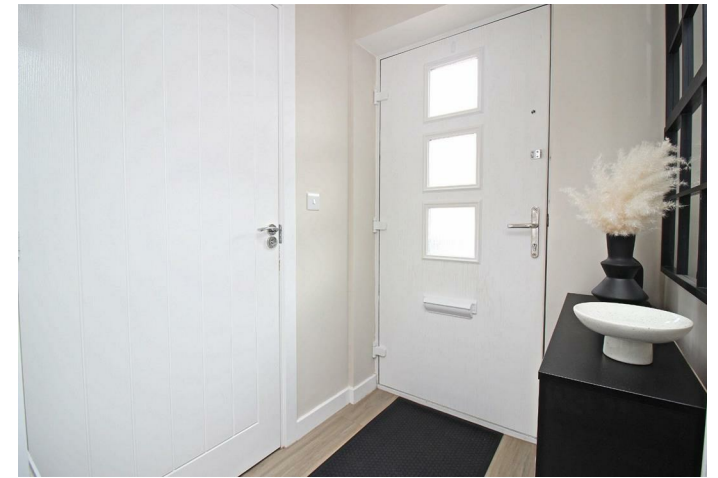
Available at 65% of market value through Durham's Discount Market Value scheme (eligibility criteria apply - see notes), this stunning three-bedroom semi-detached home offers exceptional value for buyers looking for a stylish and modern home close to Durham City.

Tucked away in a quiet cul-de-sac within a sought-after new development, the property is finished to an impressive standard throughout and benefits from the remaining new build guarantee. Its location on the edge of the city provides a perfect blend of peace and convenience, with excellent access to local transport links and amenities.

Stepping inside, you're greeted by a handy entrance area with access to the downstairs WC, leading into a bright and spacious lounge with room for various furnishings. To the rear, the open-plan dining kitchen is fitted with a range of modern units and appliances, with French doors opening onto the garden and a useful under-stairs storage cupboard completing the space.

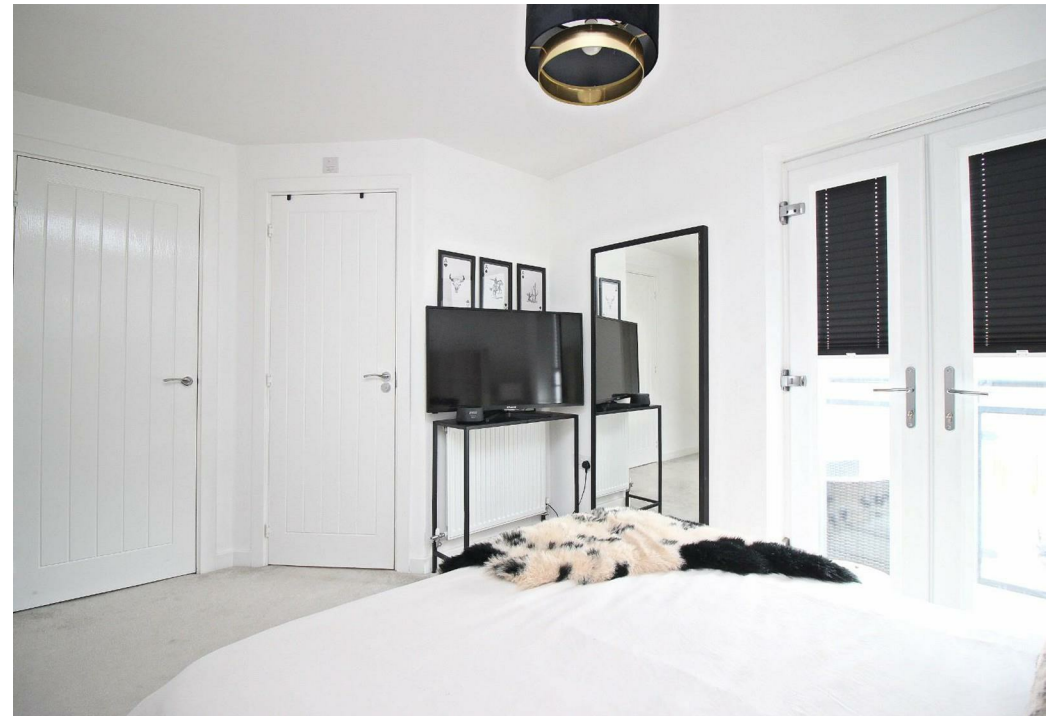
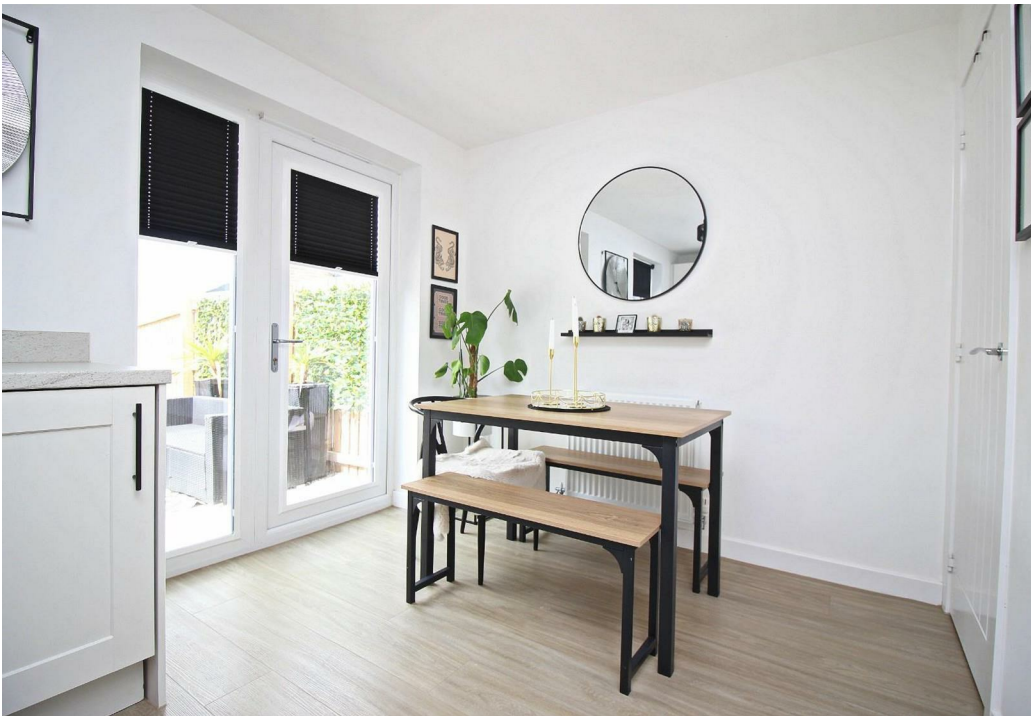
Upstairs there are three well-sized bedrooms, including a lovely main bedroom with en-suite shower room and its own private balcony overlooking the front. The other two bedrooms are served by a modern family bathroom fitted with a three-piece suite.

Externally the home continues to impress, with a driveway to the front and additional visitor parking nearby. The rear garden enjoys a tranquil feel with a lawned area and patio – ideal for relaxing or entertaining.













GROUND FLOOR

Hallway

Downstairs WC

Lounge

16'4" x 16'0" (5 x 4.9)

Kitchen

16'0" x 8'10" (4.9 x 2.7)

FIRST FLOOR

Landing

Bedroom 1

12'5" x 8'10" (3.8 x 2.7)

En-Suite

5'6" x 4'11" (1.7 x 1.5)

Bedroom 2

9'6" x 8'6" (2.9 x 2.6)

Bedroom 3

8'6" x 6'2" (2.6 x 1.9)

Bathroom

6'10" x 5'10" (2.1 x 1.8)

Balcony

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 27 Mbps, Ultrafast 900 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B

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.

Eligibility

The criteria is the standard,

Buy the house to live in it

Have a household income of less than £80k

Have a local connection to the area in one of three ways

Live in the county for 3 of last 5 years

Have employment in the county

Have a caring need to live in the area.

To note only one person in the household needs a local connection and only one connection is needed.

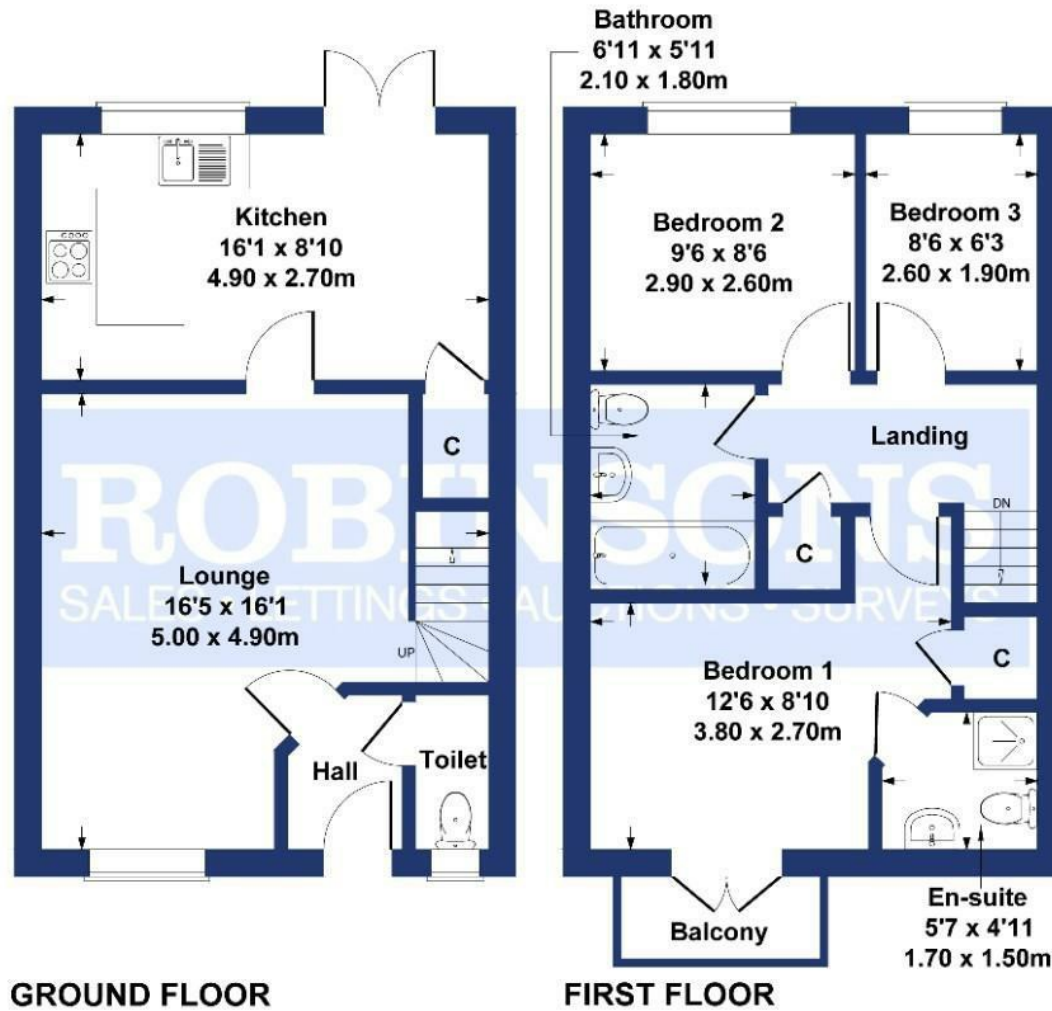
The number for this property is DMS 515.





Sergeant Close

Approximate Gross Internal Area
829 sq ft - 77 sq m



GROUND FLOOR

FIRST FLOOR

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			
(82 plus)	A		96
(61-81)	B	84	
(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	

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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.

