



Little Court, Aykley Heads, DH1 5ZJ  
3 Bed - House - Semi-Detached  
£260,000

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# Little Court

## Aykley Heads, DH1 5ZJ

Superb Family or First Home \*\* Pleasant Position \*\* Very Popular Location \*\* Outskirts of Durham \*\* Double Driveway \*\* Gardens \*\* Spacious Floor Plan Over Three Floors \*\* Upvc Double Glazing & GCH \*\* Early Viewing Advised \*\*

The floor plan comprises an entrance porch, living room, internal hallway, an open-plan kitchen diner with doors to the rear garden, and a cloakroom/WC. The first floor features a landing leading to two generously proportioned double bedrooms and a family bathroom, while the top floor hosts a small landing with storage, the main double bedroom, and a stylish en-suite shower room.

This exceptional modern family home offers ample outdoor space, including an open-plan garden with pleasant outlook to the front. The rear is enclosed with patio, driveway and garage.

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, Aykley Heads is an ideal location for those seeking a high-quality lifestyle close to the heart of Durham City.











## GROUND FLOOR

### Hallway

### Lounge

14'9 x 11'10 (4.50m x 3.61m)

### Inner Hall

### WC

### Kitchen Diner

11'10 x 8'10 (3.61m x 2.69m)

## FIRST FLOOR

### Bedroom

11'10 x 8'10 (3.61m x 2.69m)

### Bedroom

11'10 x 8'10 (3.61m x 2.69m)

### Bathroom/WC

## SECOND FLOOR

### Principle Bedroom

17'1 x 8'6 (5.21m x 2.59m)

### En-Suite Shower Room

### Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2268 p.a

Tenure: Freehold

Estate Management Charge – Yes (advised this is £224.02 pa)

Property Construction – Assumed Standard

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

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. Check with seller.

Accessibility/Adaptations – None known

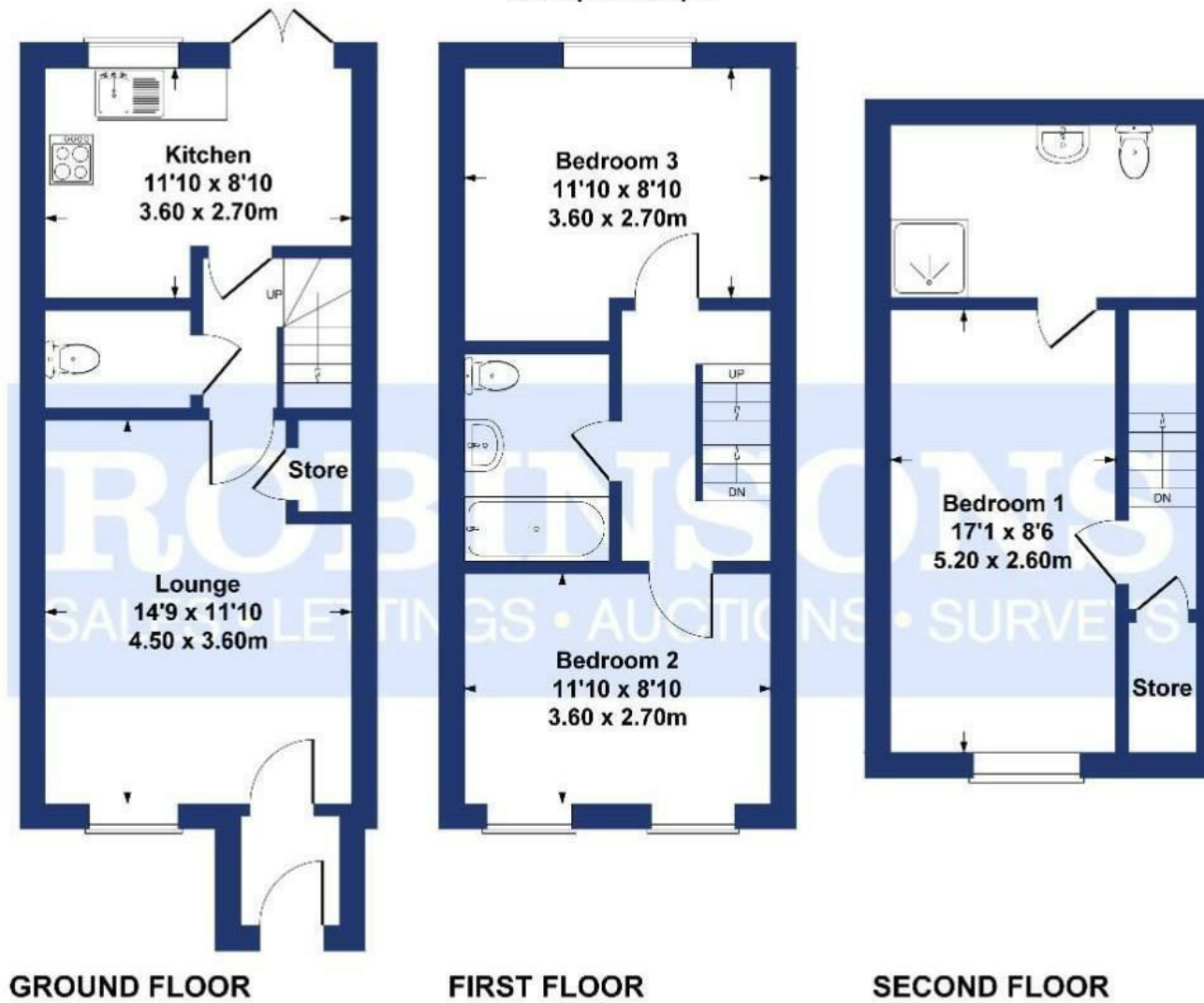
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.



Approximate Gross Internal Area  
969 sq ft - 90 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		94
(81-81)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.



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