



Phoenix Close, Langley Park, DH7 9FN
4 Bed - House - Semi-Detached
O.I.R.O £220,000

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Phoenix Close Langley Park, DH7 9FN

Stunning Family or First Home ** Pleasant Position ** Enclosed Rear Garden With Summer House/Studio ** Ample Parking ** Popular Village Location ** Upvc Double Glazing & GCH ** Must Be Viewed **

This well-presented home offers thoughtfully planned accommodation throughout. The spacious entrance hall leads to a comfortable family lounge. An superb open-plan kitchen/dining area is fitted with modern wall and base units, with a selection of integral appliances. This fabulous family and entertaining space flows seamlessly out to the enclosed rear garden. Upstairs, the property boasts four bedrooms, including three generous doubles. The master bedroom benefits from a private en suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom/WC.

Externally, the home features an enclosed rear garden with a detached garden room/studio (formerly the garage), ideal for a variety of uses. There is a spacious driveway providing ample off-street parking and leads to an integral garage, which benefits from a WC for added convenience.

Langley Park is a picturesque village that offers a peaceful rural setting combined with excellent access to nearby towns and cities. The village has a strong sense of community and a good selection of everyday amenities, including local shops, cafés, pubs, and a well-regarded primary school. It also caters well to families and outdoor enthusiasts, with attractions like a local adventure park, the scenic Lanchester Valley walk and cycle path, and riverside green spaces ideal for walks, picnics, and wildlife spotting. Transport links are convenient, with regular bus services and quick access to major roads, making commuting straightforward. Langley Park blends countryside charm with practical convenience, appealing to a wide range of buyers looking for a village lifestyle without isolation.













GROUND FLOOR

Hallway

Lounge

15'3 x 12'5 (4.65m x 3.78m)

Kitchen Diner

15'9 x 8'1 (4.80m x 2.46m)

Garage

18'11 x 16'1 (5.77m x 4.90m)

FIRST FLOOR

Bedroom

11'1 x 8'9 (3.38m x 2.67m)

En-Suite

Bedroom

13'6 x 9'6 (4.11m x 2.90m)

Bedroom

10'2 x 9'6 (3.10m x 2.90m)

Bedroom

8'4 x 6'2 (2.54m x 1.88m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Energy Rating: D



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.

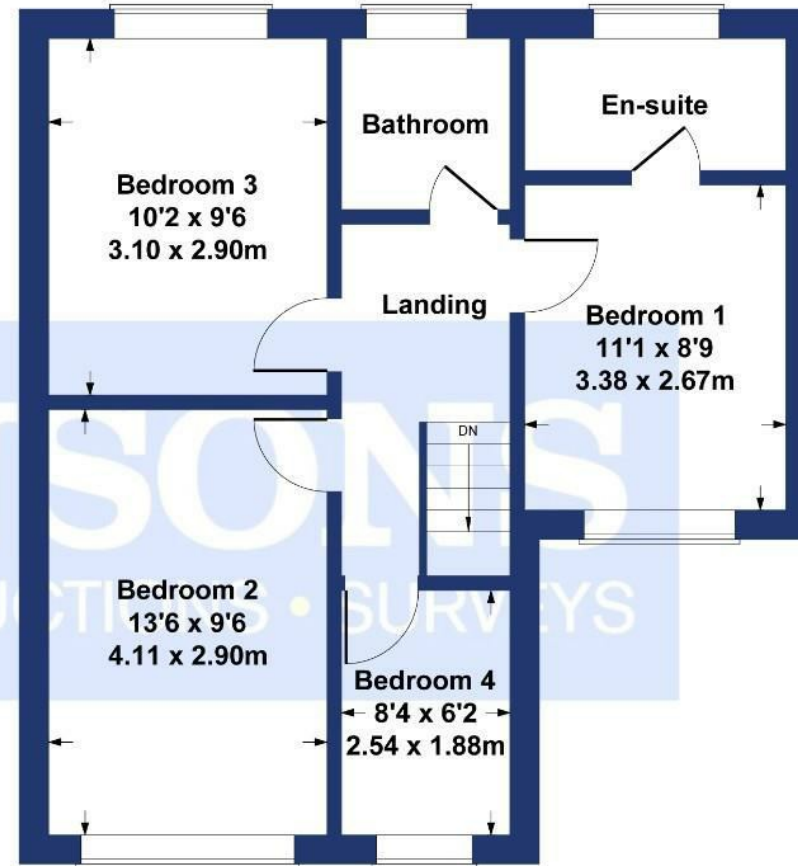


Phoenix Close

Approximate Gross Internal Area
1128 sq ft - 105 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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		80
(81-91) B		
(69-80) C		60
(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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