



## 4 bed detached house to buy in

Stargate Close, Langley Park, Durham,  
Durham, DH7 9FW

**£270,000**

**4** x 4 **3** x 3 **1** x 1

Tenure

**Freehold**

Double Garage parking

## Property features

- ✓ Four Bedroom Detached
- ✓ Master with En-Suite
- ✓ Double Garage
- ✓ Downstairs W.C
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

We are delighted to present to the market this stunning four bedroom detached home located in the highly sought-after area of Langley Park, Durham.

This impressive property effortlessly blends modern comfort with tasteful decor, ensuring it is ready for immediate move-in. The house boasts four generously sized bedrooms, one featuring an ultra-modern en-suite, perfect for creating a tranquil space away from the main household.

The property reveals one spacious reception area, paving the way for a delightful space to accommodate your family and guests, whether for entertaining or relaxing. Additionally, the home features three beautifully designed bathrooms incorporating modern fixtures and fittings and creating practical spaces to cater to your daily routines.

A key highlight of this residence is the double garage, providing ample space. This feature may cater to your automotive needs or serve as additional storage, distinguishing this property from others.

Located in a serene, residential settlement area. This house proposes an ideal opportunity for a family looking for a peaceful neighbourhood within the proximity of Durham's vibrant city centre.

Offered for residential sale, this wonderful home displays an opportunity not to miss. Register your interest today and be captivated by the elegance and style this Durham Home has to offer.

Keep in mind, Pattinson Estate Agents, your trusted partner, is always on hand to assist you with any queries you might have about this lovely home. So why wait? Make this beautiful house your home!

Council Tax Band: D

Tenure: Freehold

Price: Offers In The Region Of £270,000

Property Type: Detached House

Parking: Double Garage, Driveway

Heating: Gas

## Front Exterior

Driveway to property with a double garage.



## Living Room

5.00m x 4.20m (16'4" x 13'9")

Spacious family living room.

## Dining Room

4.60m x 2.70m (15'1" x 8'10")

Dining room leads to kitchen and also french doors into the conservatory.

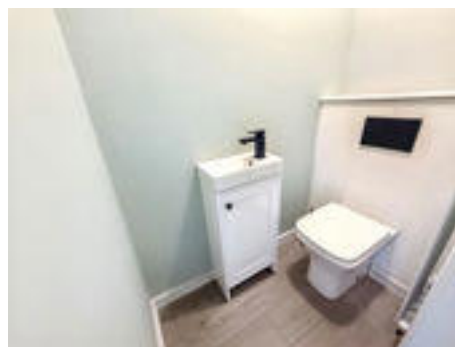


## Kitchen

3.50m x 2.80m (11'5" x 9'2")

Kitchen has plenty of base and wall units for storage.

## W.C



## Bedroom 1

3.10m x 3.00m (10'2" x 9'10")

Light and spacious double bedroom.



## En-Suite



## Bedroom 2

4.10m x 2.50m (13'5" x 8'2")

Second double bedroom.



## Bedroom 3

3.00m x 3.00m (9'10" x 9'10")

Third bedroom can also fit a double bed.



## Bedroom 4

2.50m x 2.50m (8'2" x 8'2")

Fourth bedroom is used as a dressing room.



## Bathroom



## Conservatory

2.80m x 2.60m (9'2" x 8'6")

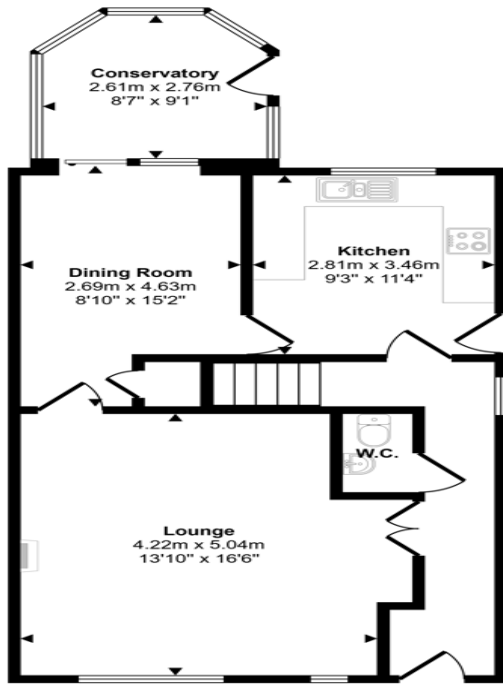


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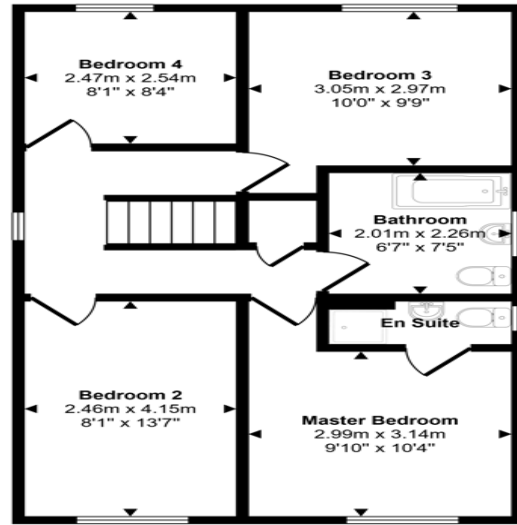
## Rear Garden



Approx Gross Internal Area  
116 sq m / 1250 sq ft



**Ground Floor**  
Approx 62 sq m / 662 sq ft



**First Floor**  
Approx 55 sq m / 589 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            | 84        |
| (69-80) <b>C</b>                                   | 71                         |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

Stargate Close, Langley Park, Durham, Durham, DH7 9FW

Contact your local branch today for more information on this property:

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