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EXCEPTIONAL SERVICE. DISTINCTIVE HOMES.

£259,950 Freehold



12 Hazelwood Court, Langley Park,
Durham DH7 9FY



PROPERTY DESCRIPTION

This spacious family home comprises; entrance hallway with stairs to first floor and doors leading into the lounge and Dining area. The lounge benefits from a large window to the front, allowing an abundance of natural light to flow in.

The lounge and rear dining area are naturally divided at present by free-standing book shelving. Wood flooring throughout the ground floor offers a contemporary and stylish feel. The rear dining area benefits from a patio doors overlooking the garden. There is access to the kitchen from here, which has an extensive range of modern wall and base units with contrasting work surfaces. Integrated appliances include; Oven, Hob and Dishwasher.

To the first floor is a bright and spacious landing area with window to side elevation. There are three good good-sized bedrooms, being double in size. The beautiful and stylish house bathroom comprises a modern bath, shower cubicle, vanity unit with wash basin, recessed spot lighting and towel rail.

Externally the property has a good sized garden block paved Driveway , along with an equally delightful rear garden with mature shrubs, lawn and patio area.

Council Tax Band - D

Freehold

EPC-Grade C

Council Tax Cost 2023/2024: Cira £2,431 PA



ROOM DESCRIPTIONS



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

FLOORPLAN



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