



## Birch Tree Grove

Langley Park DH7 9BZ

Offers In The Region Of £349,950





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# Birch Tree Grove

Langley Park DH7 9BZ



- Executive double fronted home with no onward chain
- EPC RATING - B
- Countryside views

- Four well proportioned double bedrooms
- South facing garden enjoying a good degree of privacy
- Easy access to village amenities and cycle paths

- Contemporary open plan kitchen and dining area with luxury fittings
- Stylish bathroom and ensuite
- Immaculate condition

Available for sale with no chain involved, this beautifully designed, executive home enjoys a superb countryside location with easy access to local walks and cycling routes. The property is situated on the much sought after Bridleway development by Dere Street Homes in their popular Danby house style.

The large entrance hallway with WC gives a sense of space which is evident throughout the property and leads into a spacious living room with french doors opening to the rear garden and a stunning, open plan kitchen and dining room that is fitted to a high standard and comes with a range of integrated appliances. There is also practical utility room which also has access to the rear garden. The turned staircase leads up to the four generous bedrooms and a stylish family bathroom. The master bedroom benefits from a luxurious en-suite and built in wardrobes. Externally the corner plot has a south facing rear garden that is not directly overlooked and therefore enjoys a good degree of privacy, a double length driveway for off street parking and detached garage.

An ideal family home, viewing is highly recommended for full appreciation.

## GROUND FLOOR

### Entrance Hall

Large entrance hallway which creates a feeling of space which is evident throughout the property. Having a staircase leading to the first floor, kamdean flooring and radiator.

### WC

6'5" x 3'0" (1.98 x 0.92)

Comprising of a WC, pedestal wash basin, kamdean flooring and radiator.

### Living Room

19'3" x 11'5" (5.87 x 3.48)

Spacious dual aspect reception room with a UPVC double glazed window to the front and french doors opening to the rear garden and a radiator.

### Open Plan Kitchen and Dining Room

26'7" x 10'0" (8.12 x 3.05)

A fantastic open plan kitchen and dining room which is perfect for family living and entertaining. Finished to a high standard and flooded with light from four UPVC double glazed windows, this superb space is sure to be the heart of the home.

The kitchen is fitted with a comprehensive range of units having quartz worktops incorporating a stainless steel sink with mixer tap, a built in stainless steel oven and hob with stainless steel extractor over, an integrated microwave, fridge, freezer and dishwasher. Further features include kamdean flooring, two radiators and feature lighting.

### Utility Room

6'2" x 5'6" (1.90 x 1.69)

Fitted with co-ordinating units and work surfaces incorporating a stainless steel sink and drainer unit with mixer tap, a UPVC double glazed window to the rear, extractor fan, radiator, kamdean flooring, unit housing the combi gas central heating boiler and a UPVC double glazed door to the garden.

## FIRST FLOOR

### Landing

Galleried landing with UPVC double glazed window to the rear, storage cupboard and radiator.

### Bedroom One

11'6" x 10'0" min (3.53 x 3.05 min)

Generous master bedroom suite with a UPVC double glazed window to the front, built in wardrobes and radiator.

### Ensuite

10'0" x 5'5" (3.05 x 1.67)

Luxurious ensuite comprising of a cubicle with mains fed shower, hand wash basin set to a vanity unit, WC, tiled splashbacks, kamdean flooring, recessed spotlighting, extractor fan and UPVC double glazed opaque window to the side.

### Bedroom Two

11'6" x 8'7" (3.52 x 2.62)

Double bedroom with a UPVC double glazed window to the rear and radiator.

### Bedroom Three

10'0" x 8'9" (3.05 x 2.67)

Double bedroom with UPVC double glazed windows to the front and side and a radiator.

### Bedroom Four

10'3" x 8'6" (3.13 x 2.60)

Further double bedroom with a UPVC double glazed window to the front and radiator.

### Family Bathroom/WC

9'8" x 5'8" (2.97 x 1.73)

Stylish family bathroom comprising of a panelled bath with mains fed shower over, a hand wash basin set to a vanity unit, WC, tiled splashbacks, kamdean flooring, recessed spotlighting, radiator and UPVC double glazed opaque window to the front.

## EXTERNAL

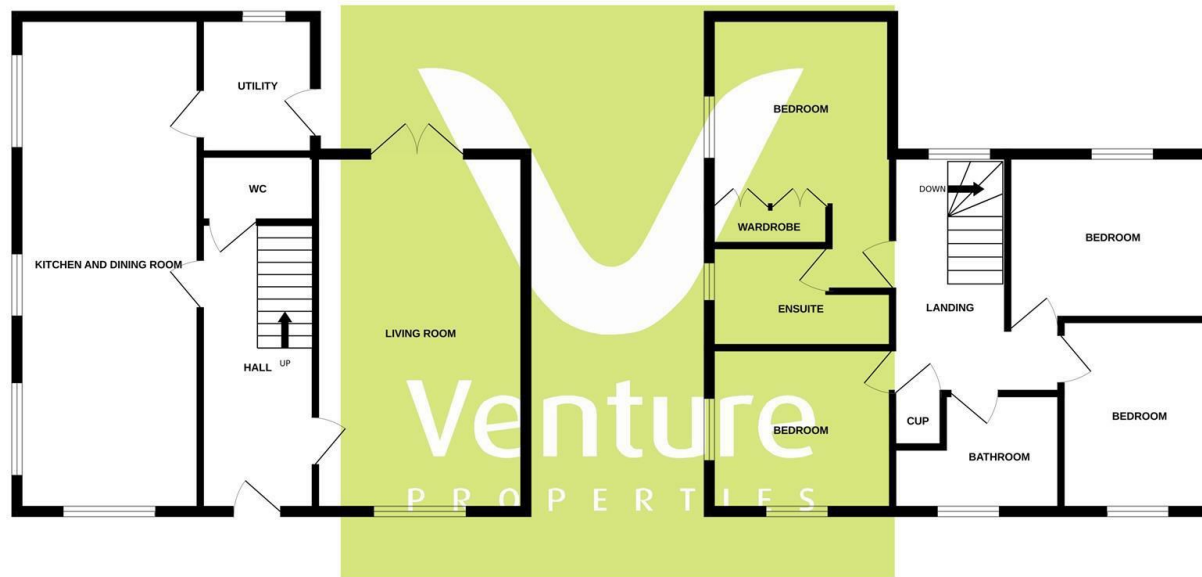
The property enjoys a corner plot with lawned garden to the front and double length driveway to the garage. At the rear is an enclosed south facing garden, enjoying a good degree of privacy, with lawn, patio area and cold water tap.

### Garage

Detached single garage with up and over door, along with a side door to the garden. There is also an electric car charging point to the driveway.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Check via OFCOM website.

Mobile Signal/covrage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2551 (Maximum 2025)

Energy Performance Certificate Grade B

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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