

BRUNTON
RESIDENTIAL



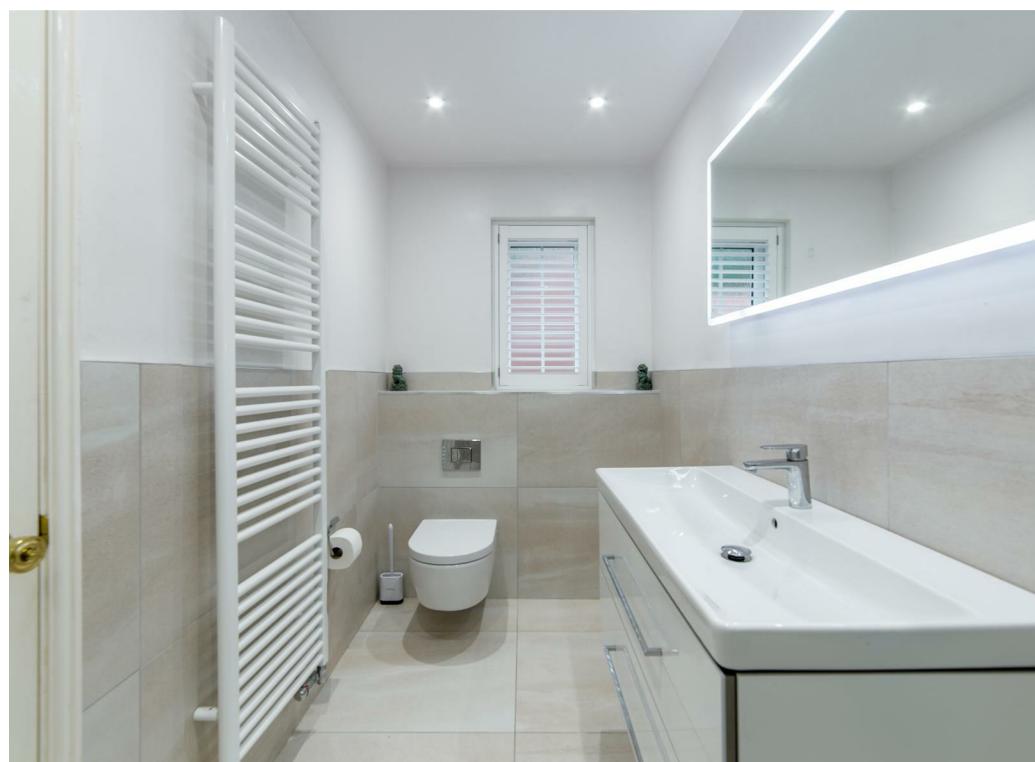
AYKLEY VALE, AYKLEY HEADS, DURHAM, DH1

Offers Over £675,000

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FIVE BEDROOM - DETACHED FAMILY HOME - GREAT LOCATION

Brunton Residential is pleased to present this impressive five-bedroom family home in the sought-after Aykley Vale in central Durham. This substantial home is in an excellent condition throughout, the property features a double garage and a driveway providing off street parking for multiple vehicles. Located in a prime position at the end of a cul-de-sac, it combines tranquillity with easy access to local amenities, making it an ideal choice for family living.

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Internally, you're greeted by a bright hallway which includes a staircase to the first floor and a ground floor WC. There is a spacious lounge with a log burning fire and a walk in bay window to front, The dining room is an inviting space for family meals, there is a separate office also to the rear while the conveniently located kitchen has doors that open to the rear garden, it offers a range of wall and floor units with coordinated work surfaces and good-quality appliances. A door from the kitchen leads to the integral garage.

Upstairs, there are five well-sized bedrooms, two of which have refitted en-suite bathrooms. All of the bedrooms are of a good size making the home easily large enough for a growing family. The family bathroom has a bath tub and is partly tiled.

Externally there are gardens to all sides. There is a lawned garden to the front with a driveway offering access to the double garage and main door. To the rear is a none over looked garden which is also laid mainly to lawn with paved and planted areas.

This home further benefits from a recently fitted 5.6 KWh solar installation



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TENURE : Freehold

LOCAL AUTHORITY : Durham

COUNCIL TAX BAND : F

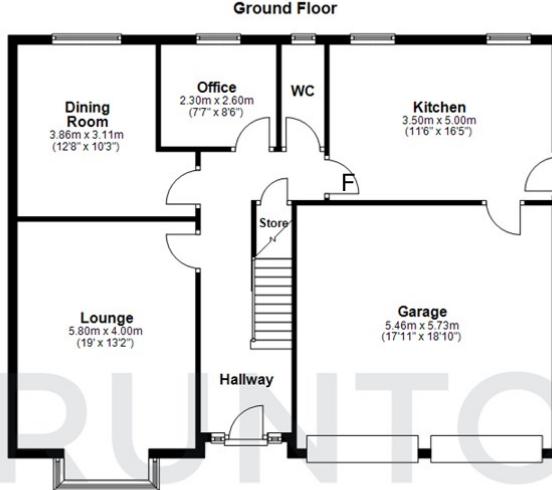
EPC RATING : B

SERVICES :

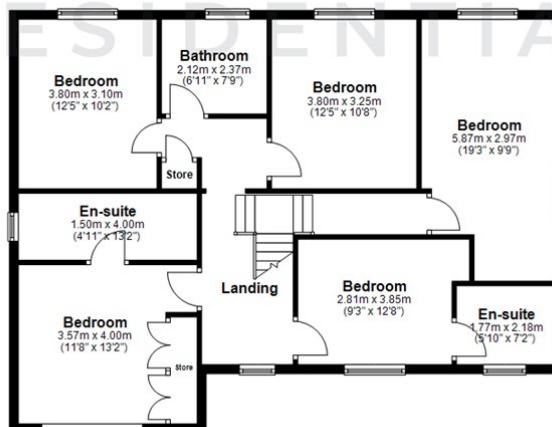
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Ground Floor



First Floor



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

LOCAL AUTHORITY : Durham



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	89
(81-91) B		
(69-80) C		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		