



## Oakridge House

Wallnook Lane | Langley Park | Durham





Oakridge House , Wallnook Lane, Langley Park, Durham, DH7 9TH

Offers Over £525,000

**STYLISH, DETACHED FAMILY HOME WITH GENEROUS WEST FACING GARDENS!**

This delightful, modern, family home was originally constructed by the current owner in 2015 and is ideally located on Wallnook Lane, County Durham. Wallnook lane is situated close to Witton Gilbert and is well placed to give easy access to both Lanchester Road Hospital and University Hospital as well as Durham City Centre with its range of shops, cafes and transport links.

Central entrance hall with tiled flooring | Ground floor W/C and stairs to the first floor | Generous lounge with dual aspect and Inglenook fire surround | Dining room | Stylish open plan kitchen/dining room with integrated 'Fisher and Paykel' appliances, central island, marble work-surfaces and bi-folding doors leading to the rear terrace and gardens | Utility room | The stairs to the first floor landing give access to three double bedrooms, the master suite with dual aspect, walk-in wardrobe and contemporary en-suite shower room | Stylish family bathroom with four piece suit | The second floor landing gives access to three further double bedrooms, bedroom four (which is currently being utilised as a second lounge) enjoys several 'Velux' windows | Externally - the property benefits from a gravelled driveway with wooden gate which provides off street parking for multiple vehicles to the front | To the rear, a well stocked, west facing backing garden which is laid mainly to lawn, with well stocked borders, walled boundaries and gravelled terrace seating area. Early viewings are strongly advised.

Services: Mains electric, gas and water and underfloor heating throughout | Tenure: Freehold | Council Tax: Band F  
Energy Performance Certificate: Rating B



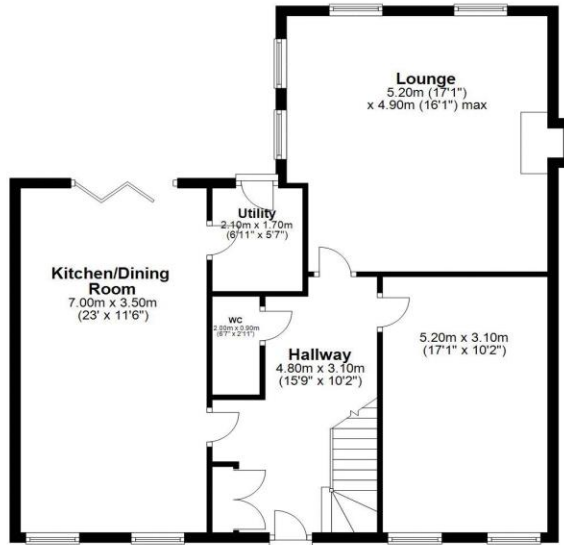






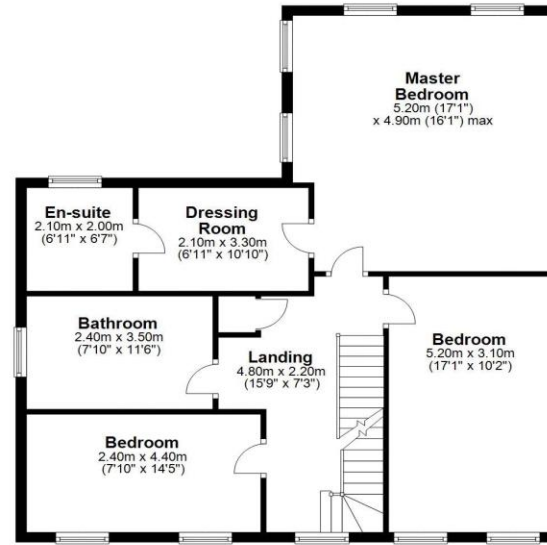
### Ground Floor

Approx. 86.4 sq. metres (930.4 sq. feet)



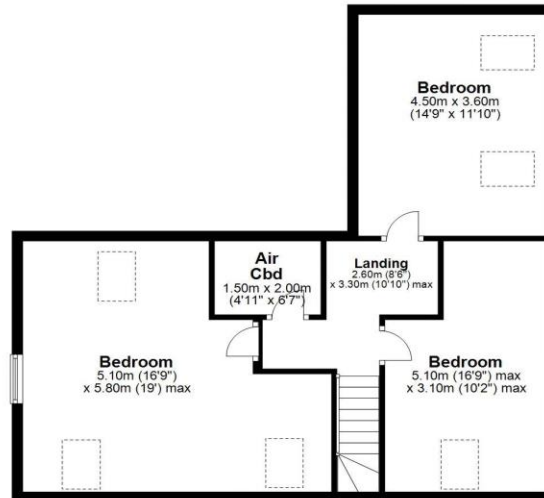
### First Floor

Approx. 87.0 sq. metres (936.6 sq. feet)



### Second Floor

Approx. 65.1 sq. metres (700.6 sq. feet)



Total area: approx. 238.5 sq. metres (2567.6 sq. feet)

Oakridge House, Langley Park



All enquiries to our Gosforth Office | 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA

T: 0191 213 0033 | [www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)

