



Heatherburn Court, Newton Aycliffe

Newton Aycliffe



Offers in Region of £225,000





## Heatherburn Court

Newton Aycliffe, Newton Aycliffe

Situated on a corner plot, this impressive two bedroom bungalow offers both privacy and practicality. As you enter, you are greeted by an inviting and spacious entrance hallway. The property then offers the lounge and dining rooms to your left perfect for entertaining guests and the kitchen straight ahead with a door leading to the rear garden. The properties two bedrooms and bathroom with seperate bath and shower are situated to the left hand side of the property.

Outside, the property continues to impress with its outstanding south-west facing garden. The front of the property is mainly used for the large drive which can accommodate multiple vehicles, ensuring convenience for homeowners and visitors. There is also a small grass area and a tree, adding a touch of greenery and charm to the surroundings. Moving to the rear of the property, you will be delighted to find a split-level patio area, perfect for al fresco dining or simply enjoying the fresh air. The garden, laid to lawn, provides a serene and peaceful retreat, allowing homeowners to relax and unwind in privacy.

In addition to the substantial outside space, this property also offers a garage, ideal for storing vehicles, bicycles, or any other personal belongings. Furthermore, the energy efficiency rating of D ensures that homeowners can benefit from a property that is both environmentally friendly and cost-effective.





Overall, this impressive 2 bedroom bungalow provides a perfect balance between luxury, comfort, and practicality. With its spacious rooms, stunning outdoor space, and convenient location, this property is an ideal choice for those seeking a modern and stylish home. Don't miss out on the opportunity to make this exceptional property your own and experience the epitome of comfortable living.

Council Tax band: C

Tenure: Freehold

- Spacious Two Bedroom Bungalow
- Corner Plot
- Large split level gardens
- Large Drive For Multiple Vehicles
- Energy Efficiency Rating: D

#### Hallway

4' 6" x 10' 0" (1.37m x 3.05m)

#### Kitchen

10' 6" x 9' 6" (3.20m x 2.90m)

#### Dining Room

10' 3" x 9' 6" (3.12m x 2.90m)

#### Living Room

11' 10" x 11' 10" (3.61m x 3.61m)

#### Bathroom

7' 6" x 6' 1" (2.29m x 1.85m)

#### Bedroom 1

11' 0" x 12' 1" (3.35m x 3.68m)

#### Bedroom 2

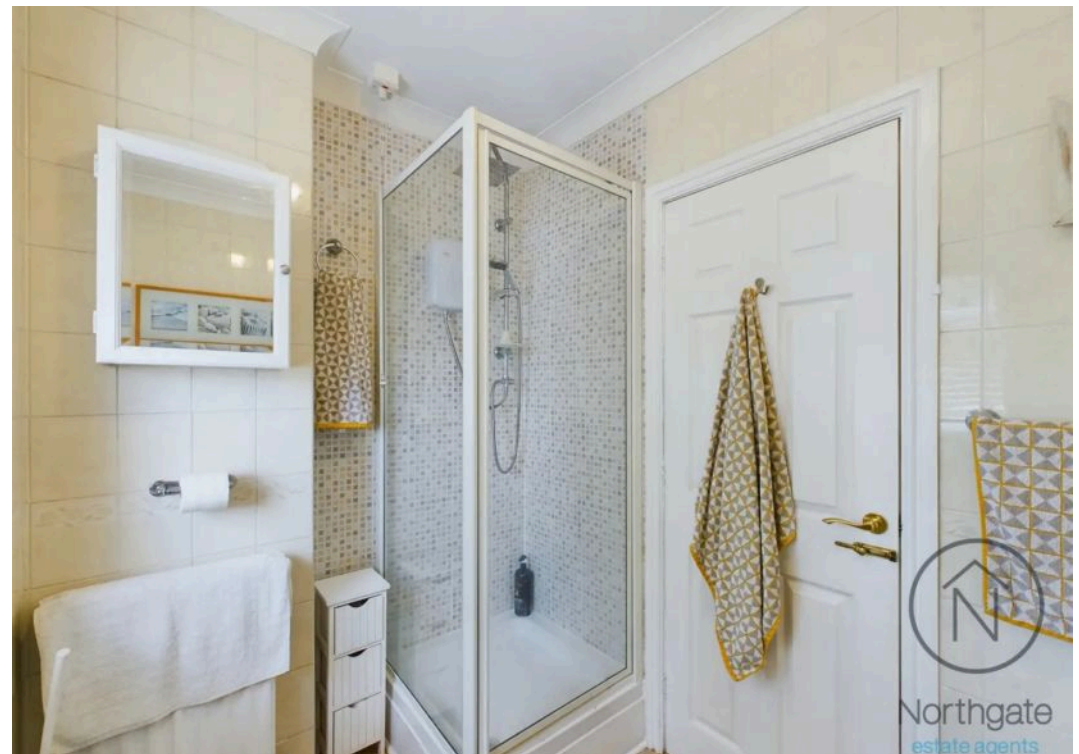
7' 6" x 9' 3" (2.29m x 2.82m)

#### Garage

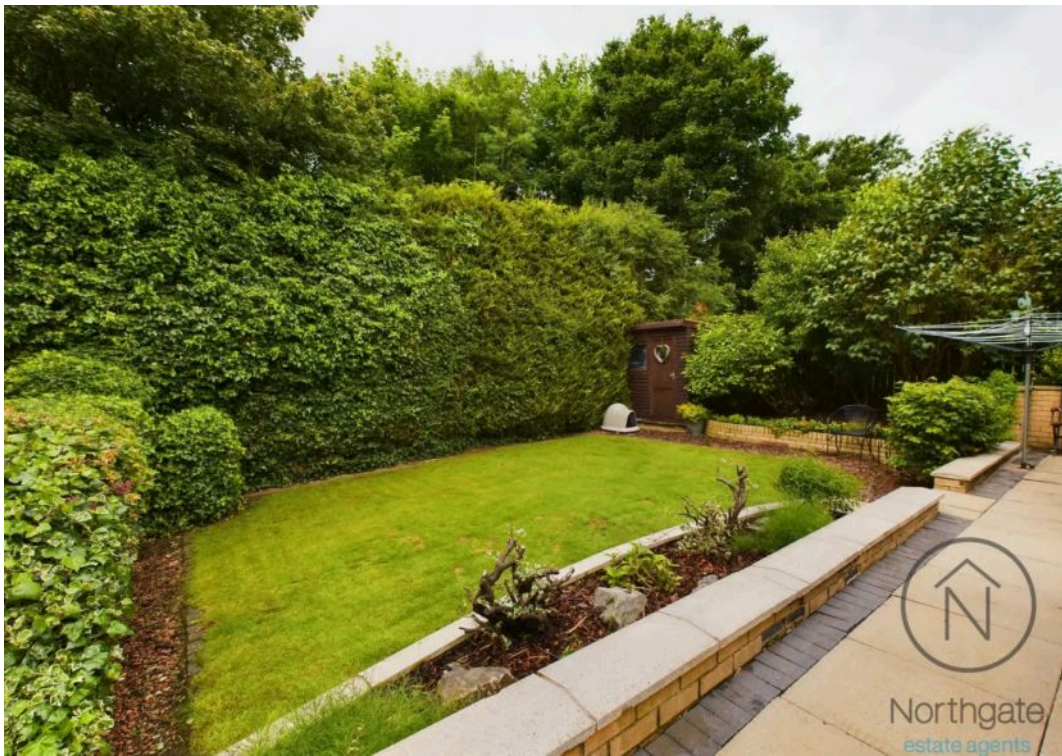
22' 2" x 7' 11" (6.76m x 2.41m)







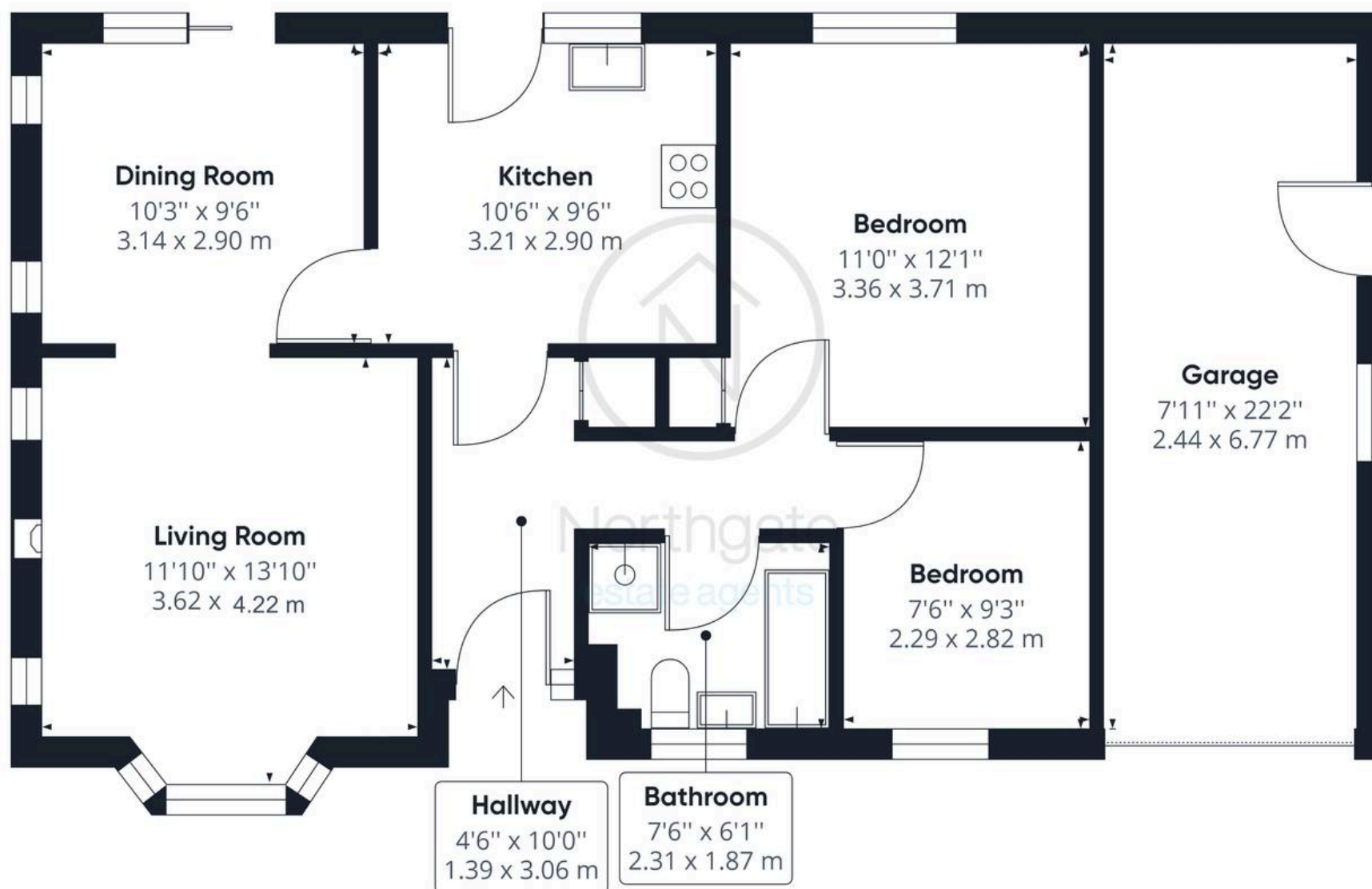








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Approximate total area<sup>(1)</sup>

874.78 ft<sup>2</sup>

81.27 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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