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Birch Way, Newton Aycliffe

## **Birch Way, Newton Aycliffe**

### **Offers In The Region Of £260,000**

Modern five bedroomed detached family home located on the outskirts of Newton Aycliffe. This spacious property will appeal to a variety of buyers, it is located within a popular residential development and is just a short distance from other local amenities including secondary schools, supermarkets, doctor's surgery and the town centre. The A689 is nearby and leads to the A1(M) both North and South, ideal for commuters. There is also an extensive public transport system in the area providing regular access to neighbouring towns and villages.

In brief the property comprises; an entrance hall leading to the living room, kitchen/diner, utility room and cloakroom to the ground floor. The first floor contains the master bedroom, ensuite, four further bedrooms and family bathroom. Externally the property has a lawned garden to the front, along with a double driveway and the garage which has been split into a storage area and home office. To the rear of the property there is a large enclosed garden which is mainly laid to lawn along with patio area ideal for outdoor furniture.

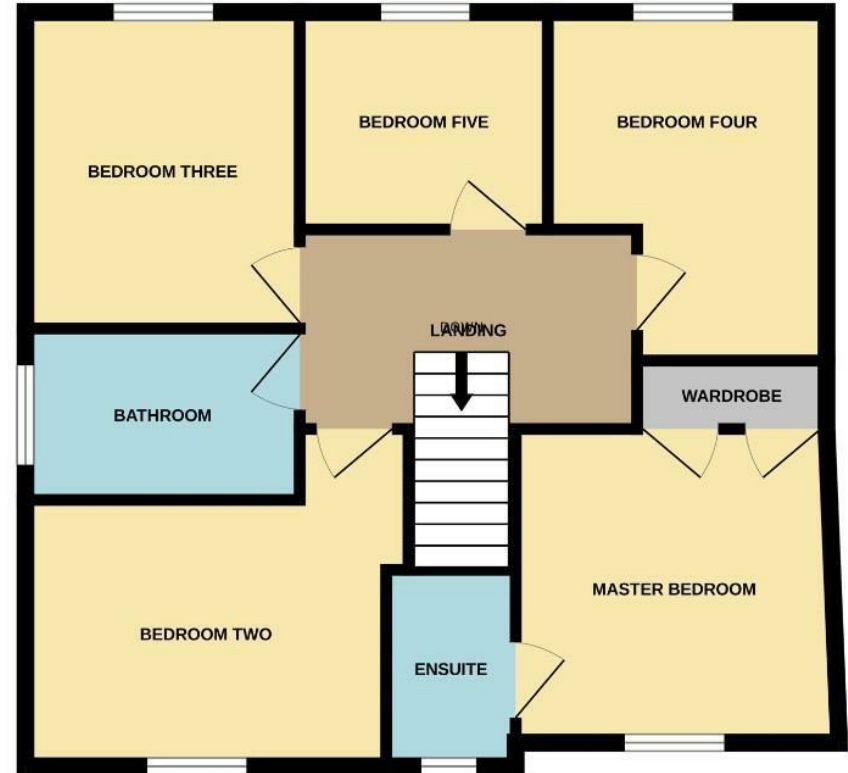
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GROUND FLOOR



1ST 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	

**Living Room**

15'1" x 10'9"

Spacious and bright living room located to the front of the property, benefiting from neutral décor, ample space for furniture and window to the front elevation.

**Kitchen/Diner**

20'4" x x 10'2"

The kitchen is fitted with a range of modern white wall, base and drawer units, complementing work surfaces and sink/drainage unit. Benefiting from an integrated oven, induction hob, overhead extractor, fridge/freezer and dishwasher. There is space for a table and chairs and French doors to the rear lead into the garden.

**Utility Room**

6'2" x 5'2"

The utility room provides additional storage space long with room for a washing machine and dryer.

**Cloakroom**

Fitted with a WC and wash hand basin.

**Master Bedroom**

11'1" x 10'9"

The master bedroom provides space for a king sized bed, benefits from built on wardrobes and access into the ensuite. Window to the front elevation.

**Ensuite**

7'2" x 4'3"

The ensuite contains a double walk in shower cubicle, wash hand basin, WC and heated towel rail. Window to the front elevation.

**Bedroom Two**

11'5" x 10'2"

The second bedroom is another good size double bedroom with ample space for furniture and window to the front elevation.

**Bedroom Three**

10'5" x 9'0"

The third bedroom is a double bedroom with window to the rear elevation.

**Bedroom Four**

11'5" x 9'6"

The fourth bedroom is a double bedroom with window to the rear elevation.

**Bedroom Five**

The fifth bedroom is a single bedroom, that could also be utilised as a home office or play room. Window to the rear elevation.

**Bathroom**

9'2" x 9'2"

The bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

**External**

Externally the property has a lawned garden to the front, along with a double driveway and the garage which has been split into a storage area and home office. To the rear of the property there is a large enclosed garden which is mainly laid to lawn along with patio area ideal for outdoor furniture.







