



HUNTERS[®]
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Pinewood Close, Newton Aycliffe

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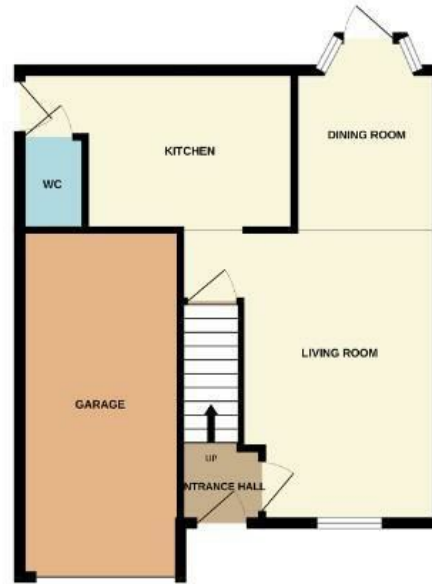
Price £200,000

Modern three bedroomed detached family home situated in a sought after location in Newton Aycliffe. The property is located close to a range of local amenities which include; retail and recreational facilities, healthcare services, 24 hour supermarkets, restaurants and cafés and also both primary and secondary schools. There is also an extensive public transport system which not only provides access to the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York. For commuters this property also has easy access to the A167 which leads to the A1 (M) both North and South.

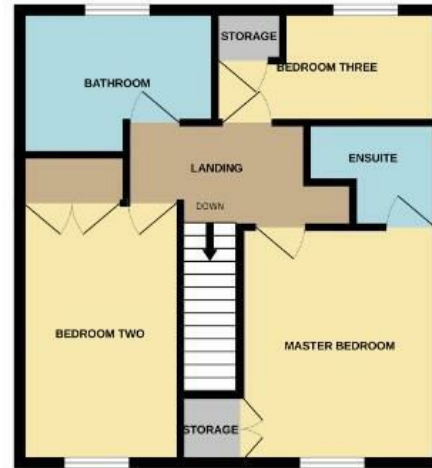
In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen, utility room and cloakroom to the ground floor. The first floor contains the master bedroom, ensuite bathroom, two further bedrooms and family bathroom. Externally the property has a driveway to the front leading to the single garage. Whilst to the rear there is an 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		
(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	

Living Room

22'11" x 9'0"

Bright and spacious living room located to the front of the property, benefiting from neutral decor and window to the front elevation,

Dining Room

The dining room is open plan leading on from the living room, with space for a table and chairs and door to the rear leading into the garden.

Kitchen

9'10" x 9'0"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainage unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further freestanding appliances.

Utility Room

The utility room provides further storage along with space for a washing machine/dryer.

Cloakroom

Fitted with a WC and wash hand basin.

Master Bedroom

11'9" x 10'5"

The master bedroom provides space for a

king size bed, further furniture and window to the front elevation.

Ensuite

The ensuite contains a shower cubicle, WC and wash hand basin.

Bedroom Two

12'1" x 8'9"

The second bedroom is another good size double bedroom with window to the front elevation.

Bedroom Three

9'6" x 5'7"

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

Bathroom

The bathroom contains a panelled bath, WC and wash hand basin.

External

Externally the property has a driveway to the front leading to the single garage. Whilst to the rear there is an enclosed garden which is mainly laid to lawn along with patio area ideal for outdoor furniture.







