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16 The Spinney, Newton Aycliffe, DL5 4TQ

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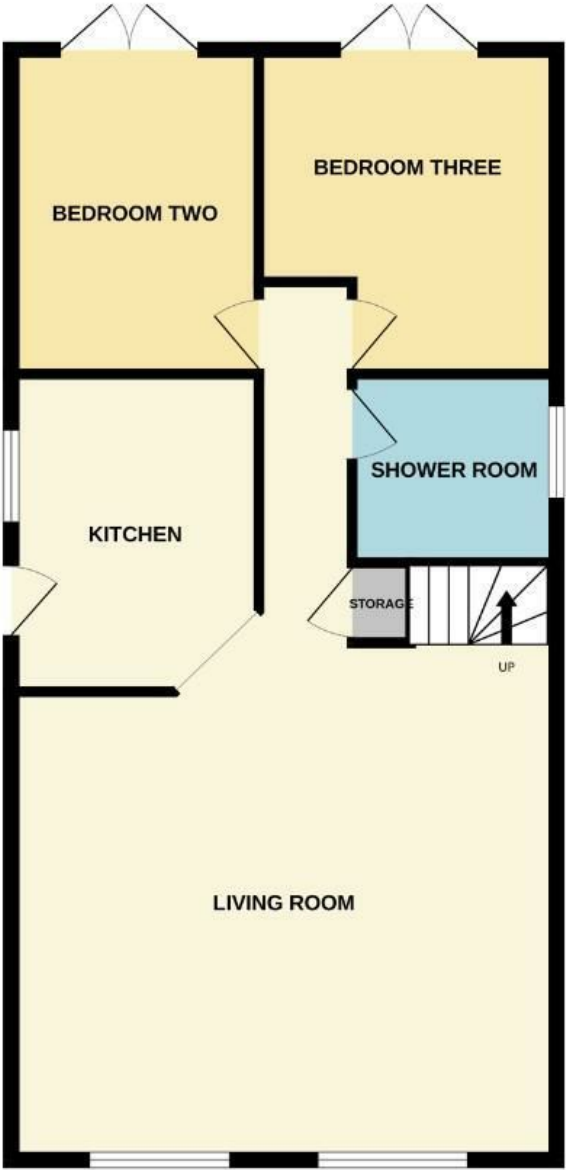
£360,000

Immaculately presented, three bedroomed detached dormer bungalow which has been meticulously maintained by the current owners and boasts an array of fantastic improvements including internal and external painting, new kitchen spotlights, undercounter fridge, quality flooring throughout and more. The Spinney is offered to the market with no onward chain and situated within the highly desirable Woodham in Newton Aycliffe. The property is pleasantly positioned within easy access of a range of recreational facilities such as Newton Aycliffe Leisure Centre, Woodham Golf Club, two family friendly pubs, a dentist, well-regarded take-out restaurants as well as supermarkets, schools and popular retail stores. It is only approx. three miles from the A1 (M) providing fantastic commuter links both North and South.

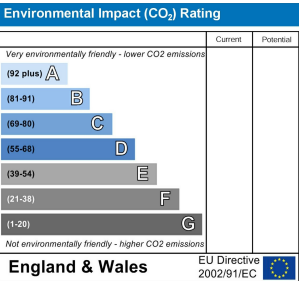
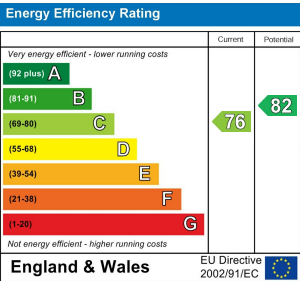
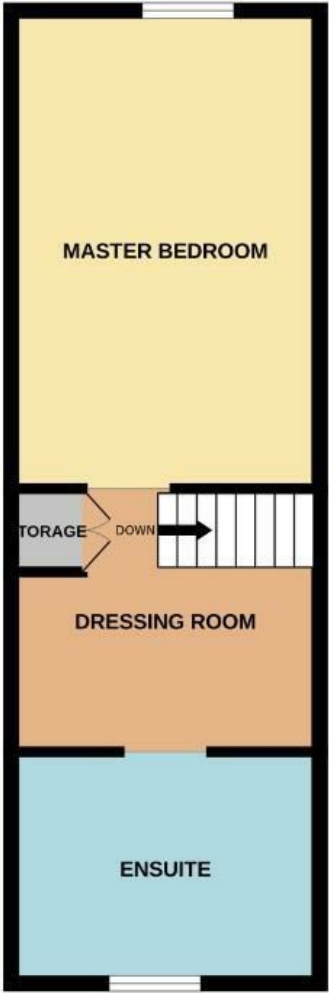
In brief, the property comprises; the large living/dining room, kitchen, two bedrooms and shower room the ground floor. The first floor is laid out in an open-plan concept and consists of the master bedroom with walk-through wardrobe and bathroom. Externally, the property has an impressive front garden which is mainly laid to lawn while hosting numerous well established trees and evergreen shrubbery, allowing for additional privacy. The large driveway spans the length of the property leading to the detached 3/4 size garage in the rear which is fitted with an electric Horman door, both of which provide plenty of off street parking. The private rear garden is not overlooked and benefits from being mainly laid to lawn with hedged border and decked area ideal for outdoor seating and hosting. Space is available to the rear of the garage for an additional storage shed, along with a further fenced storage area to the side of the property.

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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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Living Room

19'8" x 17'0"
Bright and spacious living room, with ample space for living and dining furniture, neutral decor and space for a faux fireplace. The two large windows provide lots of natural light and are fitted with quality cathedral shutters.

Kitchen

11'5" x 8'10"
The kitchen contains a range of modern wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob and overhead extractor hood along with a brand new undercounter fridge, a freezer and space for further free standing appliances. Window to the side elevation fitted with quality cathedral shutters.

Bedroom Two

11'9" x 8'10"
The second bedroom is a well sized double room with plenty of space for furniture and French doors leading into the rear garden.

Bedroom Three

11'9" x 10'6"
The third bedroom is another welcoming double bedroom with French doors to the rear elevation.

Shower Room

7'5" x 6'6"
The modern, ground floor shower room is fitted with a multi functional freestanding overhead and hand shower / steam cubicle with light & radio, WC and wash hand basin with frosted window to the side elevation.

Master Bedroom

17'4" x 11'1"
The master bedroom is a fantastic space, generously sized with plenty of room for a king-sized bed and further furniture. The room benefits from neutral decor and a large window to the rear elevation providing views over the garden.

Dressing Room

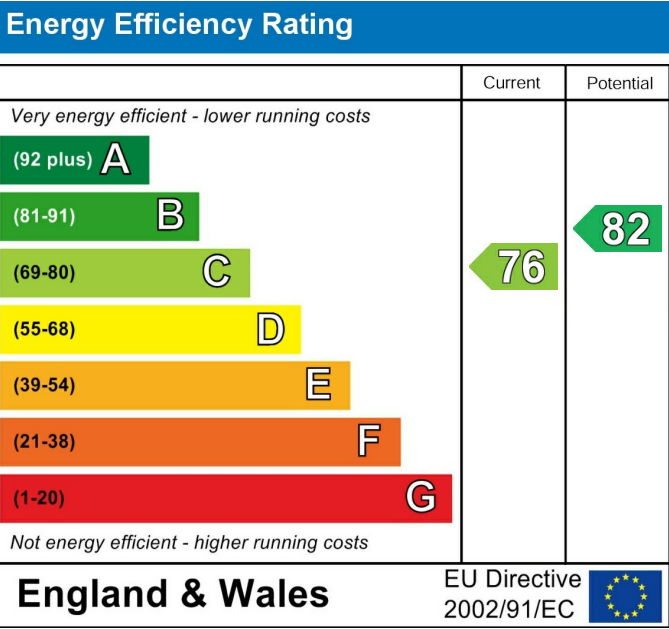
11'1" x 9'6"
The dressing room is fitted with four hanging rails, providing ample storage space, with room for further free standing furniture and access leads through into the ensuite.

Ensuite

11'1" x 6'6"
The ensuite to the master bedroom is fitted with a corner panelled bath, heated towel rail, wash hand basin and WC. Frosted window to the front elevation.

External

Externally, the property has an impressive front garden which is mainly laid to lawn while hosting numerous well established trees and evergreen shrubbery, allowing for additional privacy. The large driveway spans the length of the property leading to the detached 3/4 size garage in the rear which is fitted with an electric Horman door, both of which provide plenty of off street parking. The private rear garden is not overlooked and benefits from being mainly laid to lawn with hedged border and decked area ideal for outdoor seating and hosting. Space is available to the rear of the garage for an additional storage shed, along with a further fenced storage area to the side of the property.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







