



7 Kemble Green North Newton Aycliffe DL5 5AL

- 3/4 Bedroom Family Home
- Popular Residential Location
- Garage and Driveway
- Ground Floor Cloakroom/Wc
- Enclosed Rear Garden
- Close To Local Amenities

Offers In The Region Of £149,950

7 Kemble Green North, Newton Aycliffe

Rea Estates welcome to the sales market this 3/4 Bedroom family home, situated within a popular residential area of Newton Aycliffe, which sits about five miles to the north of Darlington and ten miles to the south of Durham.

The town itself offers a range of schools, shopping and recreational facilities and has its own railway station on the Tees Valley Line, providing services to Bishop Auckland, Darlington, Saltburn and connecting services to Edinburgh and London. The A1(M) is also close by offering excellent transport links both North and South.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the accommodation, which is set over three floors, briefly comprises, Entrance Hall with staircase rising to the first floor, Study (which could be utilised as a fourth bedroom) Cloakroom W/c and Utility Room.

To the first floor, a spacious Lounge with open plan access to the Kitchen/Diner.

A staircase rises to the second floor where there is a Family Bathroom and Three Double Bedrooms.

Externally to the front of the property there is a paved forecourt, providing added off road parking facilities, leading to an attached Garage.

To the rear, an enclosed garden, which is laid partly to lawn.

In our opinion this substantial property should prove of interest to a variety of purchasers and therefore an early viewing is recommended.

Entrance Hallway

uPVC glazed entrance door opening to hallway with staircase rising to the first floor, radiator, laminate flooring and external door opening to the rear garden.



Study:

9'04 x 8'5 (2.84m x 2.57m)

A versatile room that could also be utilised as a fourth bedroom. Double glazed window to the front elevation and radiator.

Utility Room:

10'2 x 5'7 (3.10m x 1.70m)

Fitted with a range of base and wall units, inset stainless steel sink unit, space and plumbing for washing machine. Double glazed window overlooking the rear garden and door to garage.



Cloakroom/Wc

Fitted with a low level w/c and pedestal wash hand basin. Obscure double glazed window, chrome towel radiator and laminate flooring.

First Floor Landing

Double glazed window to the rear, staircase rising to the second floor and doors to:

Lounge:

23'1 x 9'8 (7.04m x 2.95m)

An extremely spacious lounge with two double glazed windows to the front of the property, allowing lots of natural light to flood the room. Feature fire surround, laminate flooring and open plan access to kitchen diner.



Kitchen Diner:

17'04 x 10'06 (5.28m x 3.20m)

Fitted with a range of base and wall units, laminated work surfaces (incorporating breakfast bar) inset sink unit and tiled splash backs. Range cooker with chimney style extractor hood. Two double glazed windows to rear and laminate flooring.



The dining area provides ample space for a family sized table and chairs.

Second Floor Landing

Double glazed window to the rear and doors to:

Bedroom One:

14'0 x 9'9 (4.27m x 2.97m)

A double bedroom of generous proportions providing ample space for a range of free standing bedroom furniture.



Bedroom Two:

10'06 x 8'04 (3.20m x 2.54m)

A second double bedroom which is situated to the rear of the house.

Bedroom Three: 10'01 x 8'09 (3.07m x 2.67m)

Double glazed window overlooking the front of the house.



Bathroom

Fully tiled bathroom comprising; mains fed shower and glass screen over panelled bath, low level w/c and pedestal wash hand basin. Recessed ceiling lights, chrome towel radiator and obscure double glazed window.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

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Externally

To the front of the property there is a paved forecourt, leading to the attached garage.

The garage is accessible via an electric roller door, houses the central heating boiler and has both power and lighting.

