



7 The Grange, Woodham Newton Aycliffe, DL5 4SZ

- 3 Bedroom Detached Family Home
- South Facing Landscaped Rear Garden
- Garage and Off Road Parking
- Sought After Residential Location
- Beautifully Appointed Throughout
- Viewing Essential

Offers In The Region Of £339,950

7 The Grange, Woodham



It is with great pleasure that Rea Estates welcome to the sales market this immaculately presented 3 Bedroom Detached Family Home, situated at the head of a quiet cul-de-sac within the much sought after Woodham 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) provides excellent transport links to neighbouring towns and commercial centres of the North East.

The property is warmed via Gas Central Heating (Worcester boiler with Hive) and also has Solar Panels, providing quarterly income via a feed-in tariff.

The internal layout briefly comprises; Entrance Hallway with staircase rising to the first floor, Cloakroom/Wc and an open plan Kitchen/Lounge/Sunroom boasting open views across the rear garden.

To the first floor there is a Family Bathroom and Three Double Bedrooms the Master of which has En-Suite facilities.

Occupying an extremely generous plot the property has a York stone patio to the side and large shed. There is scope to extend, subject to relevant planning permission (plans are available for a two storey extension) A block paved driveway, provides added of road parking and leads to a Detached Garage.

To the rear an extensive landscaped garden.

In our opinion this property will make an exceptional family home and therefore only an internal inspection will truly suffice to fully appreciate the standard of accommodation this house has to offer.

Entrance Hallway

Timber entrance door opening to hallway with staircase rising to the first floor and window to the side elevation.



Cloakroom/Wc

Fitted with a low level w/c and pedestal wash hand basin. Chrome towel radiator and obscure double glazed window to the front elevation.



Kitchen/Dining Area: 17'0 x 10'5 (5.18m x 3.18m)

The kitchen area overlooks the front of the house and is fitted with a contemporary range of base and wall units, complementary Maia work surfaces with inset one and a half bowl sink unit. Range cooker with 5 ring gas hob, triple oven and Bosch stainless steel extractor hood. Space and plumbing for dishwasher.



The open plan dining area provides ample space for family dining and entertaining.



Lounge: 19'8 x 11'5 (5.79m x 3.48m)

A light and spacious room with French doors opening to the private and enclosed rear garden.



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.



Sun Room: 11'7 x 9'9 (3.53m x 2.97m)

A lovely room in which to sit and enjoy views across the garden.



Utility Room: 10'9 x 5'5 (3.28m x 1.65m)

Base and wall unit, inset stainless steel sink unit, space and plumbing for washing machine. Timber door to garden and pedestrian door to garage.



First Floor Landing

Window to the side elevation, double doors to built in storage cupboard and loft access hatch with pull down ladder (the loft is partly boarded and has light)

Bedroom One:

13'11 x 10'0 (4.24m x 3.05m)

A well proportioned double room situated to the front of the house, providing ample space for a range of free standing bedroom furniture.



En-Suite

Comprising, shower enclosure with rainfall and hand held units, wall mounted wash hand basin and low level w/c. Obscure double glazed window.



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Bedroom Two:

11'0 x 10'3 ex fitted robes (3.35m x 3.12m)

Overlooking the south facing rear garden, featuring a range of fitted wardrobes.



Bedroom Three:

11'0 x 9'3 (3.35m x 2.82m)

A third double bedroom again situated to the rear of the house.



Family Bathroom

Fitted with a pristine white suite comprising; mains fed shower and glass screen over panelled bath, wash hand basin inset to vanity unit and low level w/c. Chrome towel radiator and obscure double glazed window.



Externally

To the front of the house a sweeping block paved driveway, providing off road parking for a number of vehicles, leads to a detached garage.

To the side, a York stone patio and large storage shed. The private and enclosed south facing rear garden, has been fully landscaped with an extensive lawn, paved walkways and patio areas, providing idyllic spots for 'al fresco' dining. Flower borders contain an abundance of mature plants and shrubs. There is also a Summer House and pond.



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