



country properties  
village properties  
town homes  
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Acle Meadows  
Newton Aycliffe, DL5 4XD

**Offers over £320,000**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL

A DETACHED 4 bedroom family home enjoying a pleasant corner position with TWO CONSERVATORIES and an INTEGRAL DOUBLE GARAGE. The property, which is offered for sale with NO ONWARD CHAIN, is situated on an exclusive development to the outskirts of Newton Aycliffe and features a well proportioned lounge with separate dining room, kitchen/breakfast room, utility room and en-suite shower room/WC to the principal bedroom. Equipped with gas central heating to radiators and uPVC double glazing the property is ideally located for access to the A1M, A689, Darlington and Durham.





- Lounge with separate dining room
- Utility room
- En-suite shower room/WC
- Corner plot
- 4 bedrooms

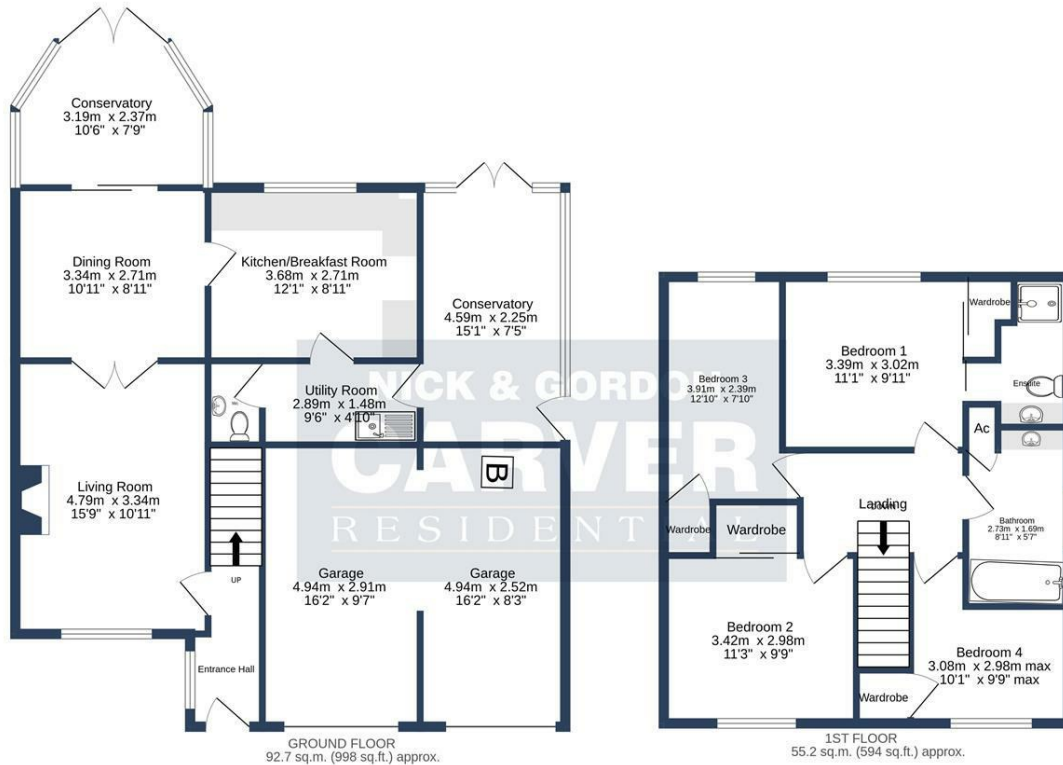
**Agents Notes**  
Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band E  
Local Authority:- Durham County Council

- Two conservatories
- Ground floor WC
- Integral double garage
- Popular location



ACLE MEADOWS, NEWTON AYCLIFFE, DL5 4XD.

TOTAL FLOOR AREA : 147.9 sq.m. (1592 sq.ft.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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MAB 6202



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14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)