



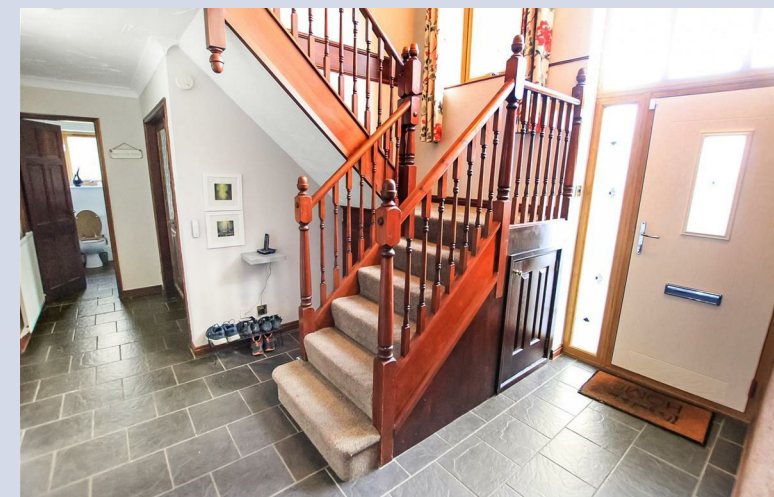
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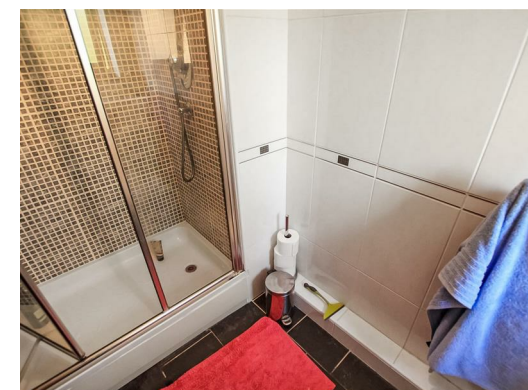
Woodham Gate
Woodham, DL5 4UB

Offers in the region of £425,000

House - Detached
4 Bedroom/s
2 Bathroom/s

Situated at the head of this desirable cul-de-sac to the outskirts of Woodham, this large 4 bedroom DETACHED executive family home offers extensive living accommodation throughout. An internal viewing will reveal an entrance hallway with feature return staircase to first floor with full height window giving good natural light, living room, a large second reception room with patio doors opening to the rear garden, dining room and kitchen opening to the utility room. In addition there is a study, ground floor WC and conservatory. The first floor features a lovely principal bedroom with en-suite shower room/WC, three further good size bedrooms and a magnificent completely refurbished family bathroom/WC with separate shower. There is a driveway to the front of the property suitable for parking a number of vehicles with attached double garage. There is a large enclosed garden to the rear enjoying a high degree of privacy





Agents Notes

Tenure:- Freehold

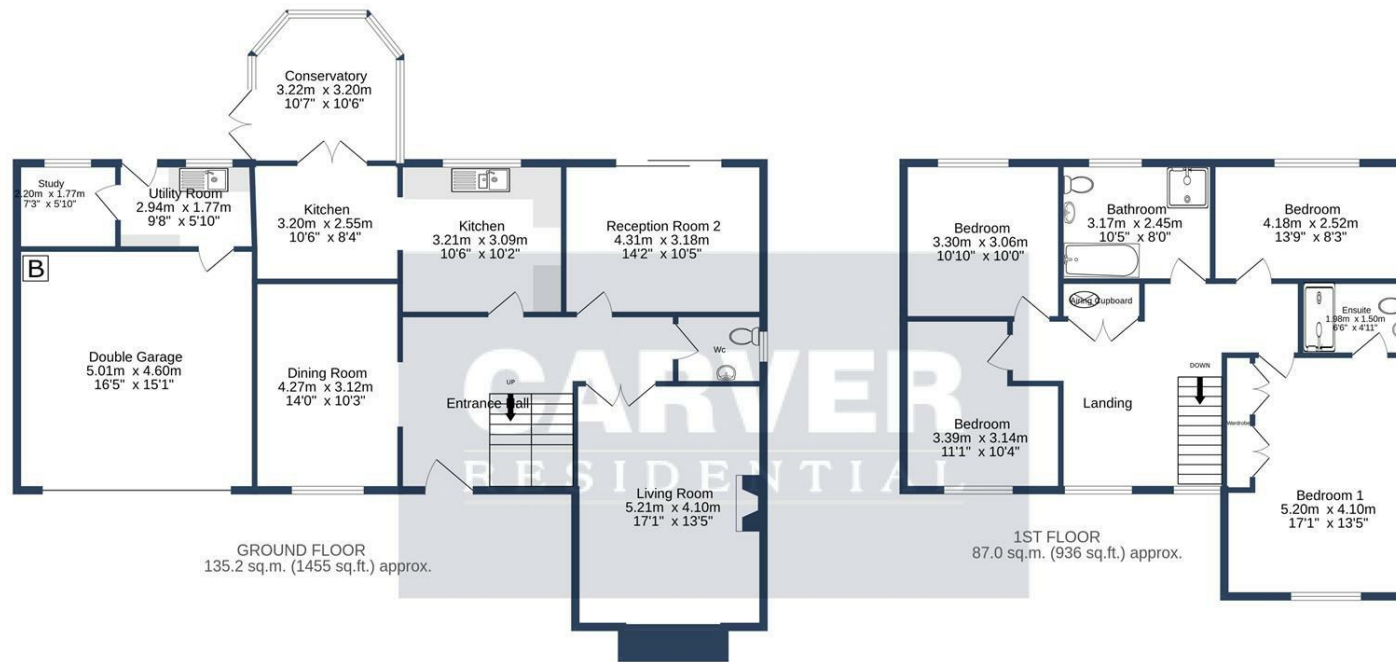
Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

2 electric car charging points

Council Tax:- Band F

Local Authority:- Durham County Council



WOODHAM GATE, NEWTON AYCLIFFE. DL5 4UB.

TOTAL FLOOR AREA : 222.2 sq.m. (2392 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) A			
(81-91) B			
(69-80) C		71	80
(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	

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MAB 6202



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