



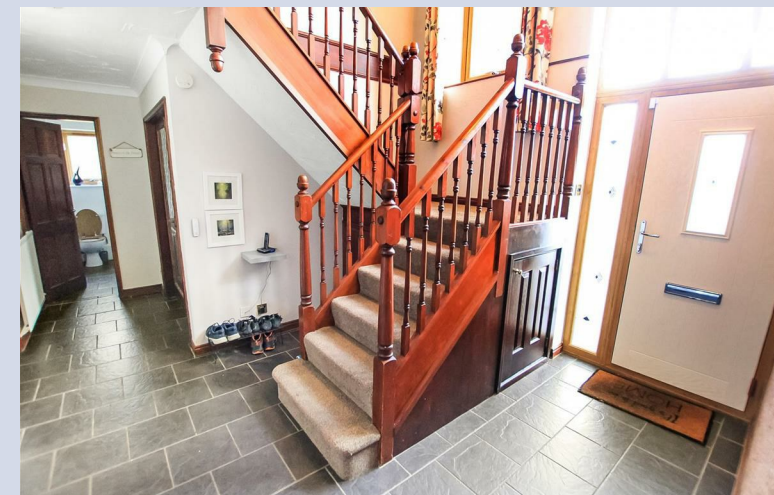
**CARVER**  
**RESIDENTIAL**  
Sales · Lettings · Property Management

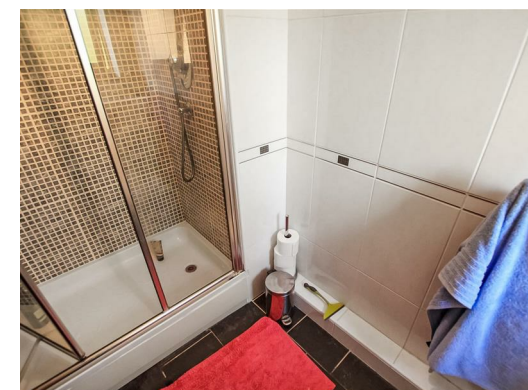
Woodham Gate  
Woodham, DL5 4UB

**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

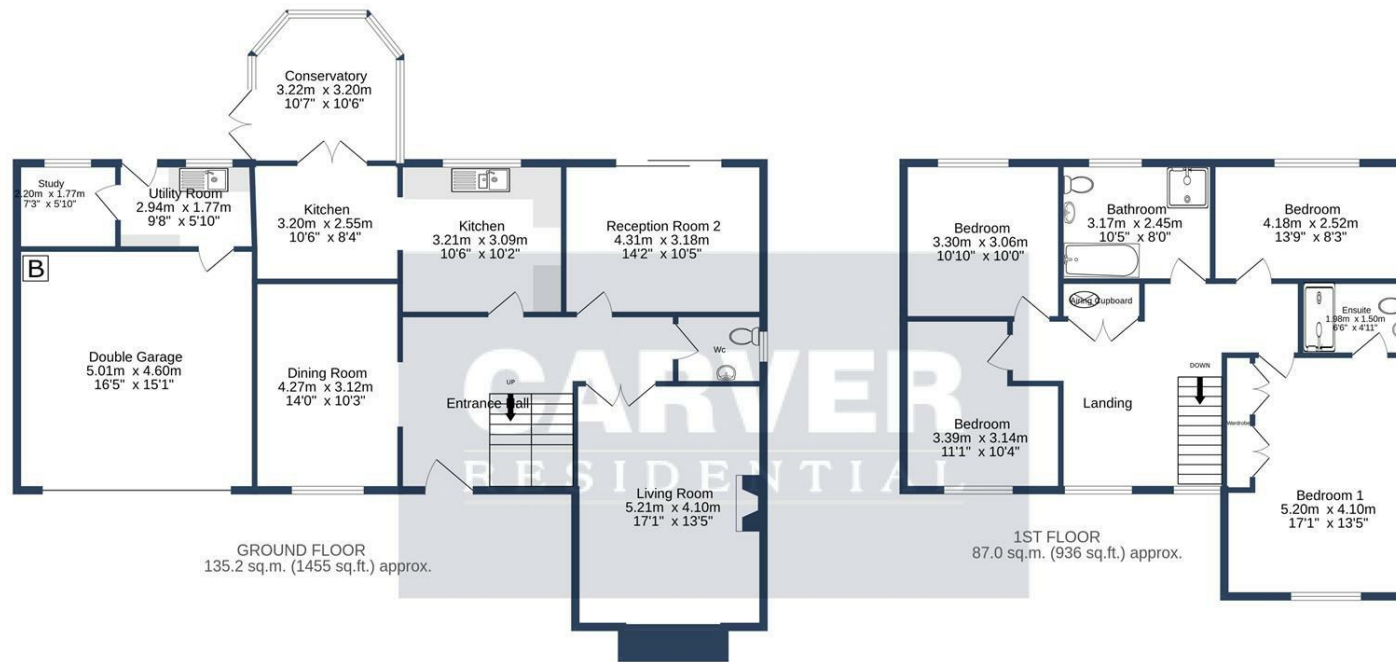
Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

2 electric car charging points

Council Tax:- Band F

Local Authority:- Durham County Council



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.  
Made with Metropix ©2024

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



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

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

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

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