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High Green,  
Woodham, DL5 4RZ

**Offers in the region of £625,000**

House - Detached  
4 Bedroom/s  
4 Bathroom/s



Extending to approximately 3,681sq ft, (342sq m) this has to be one of the finest properties currently for sale in the Woodham area. Enjoying a private, secluded spot on a site extending to approximately .4 acres this family home offers extensive extended living accommodation throughout and must be viewed internally to be fully appreciated. An internal viewing will reveal versatile living accommodation throughout featuring SEVEN reception rooms to include two conservatories overlooking the rear garden, a utility room, ground floor WC and large kitchen/breakfast room. The first floor features an impressive principal bedroom suite with dressing room and en-suite bathroom/shower/WC. There are three further double bedrooms with en-suite facilities and dressing areas to two bedrooms. Externally there is an extensive block paved driveway suitable for parking a number of vehicles which extends to the side of the property leading to a detached double garage. The rear gardens enjoy a high degree of privacy and feature a wood decked areas, patio and extensive lawned gardens. High Green is one of Woodham's most desirable cul-de-sac's and comprises individually designed executive detached dwellings. The A1(M), A689, Durham and Darlington are all within easy reach.







- Executive individual detached residence extending to approximately 3,600sq ft / 342sq m
- Flexible ground floor living space providing 7 reception rooms and a large kitchen/breakfast room
- Detached double garage
- Utility room and ground floor WC
- Excellent access to the A1M, A689 and A167
- 4 bedrooms, (each with en-suite facilities and three having dressing room)
- Two conservatories
- Private, secluded plot extending to approximately .4 acres
- Extremely desirable location in one of Woodham's most sought after locations
- Fabulous family home

**Agents Notes**  
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band G

Local Authority:- Durham County Council

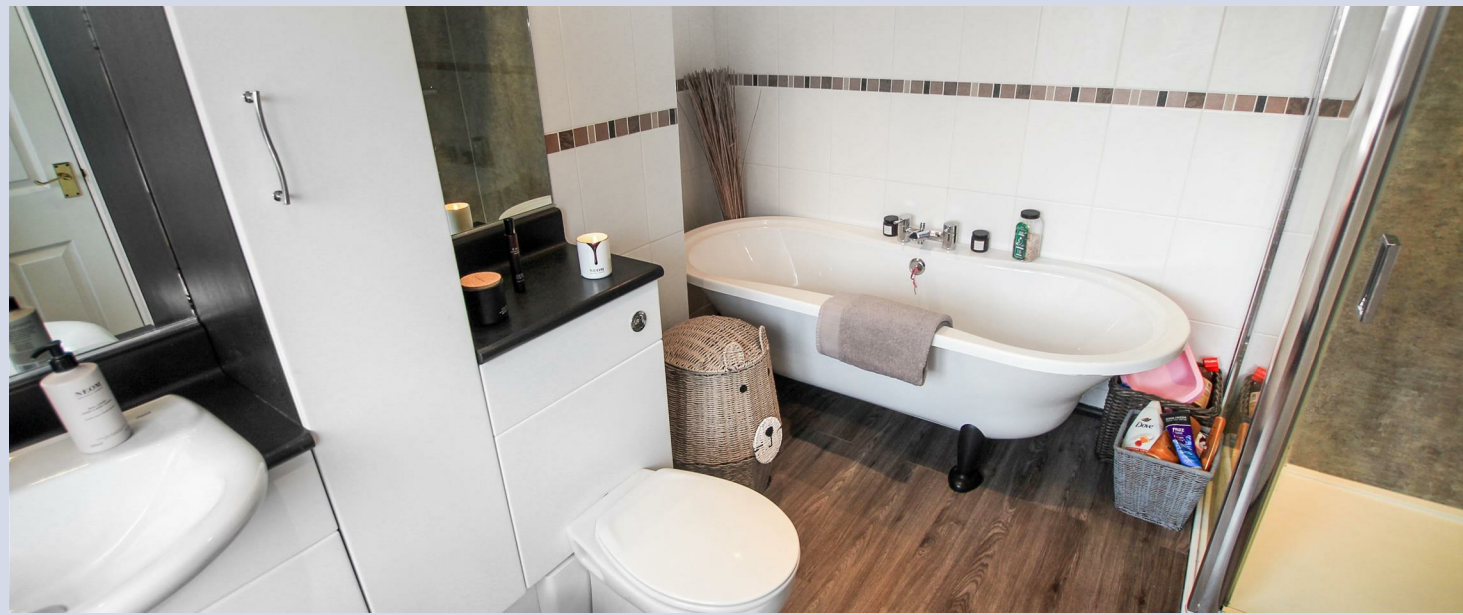








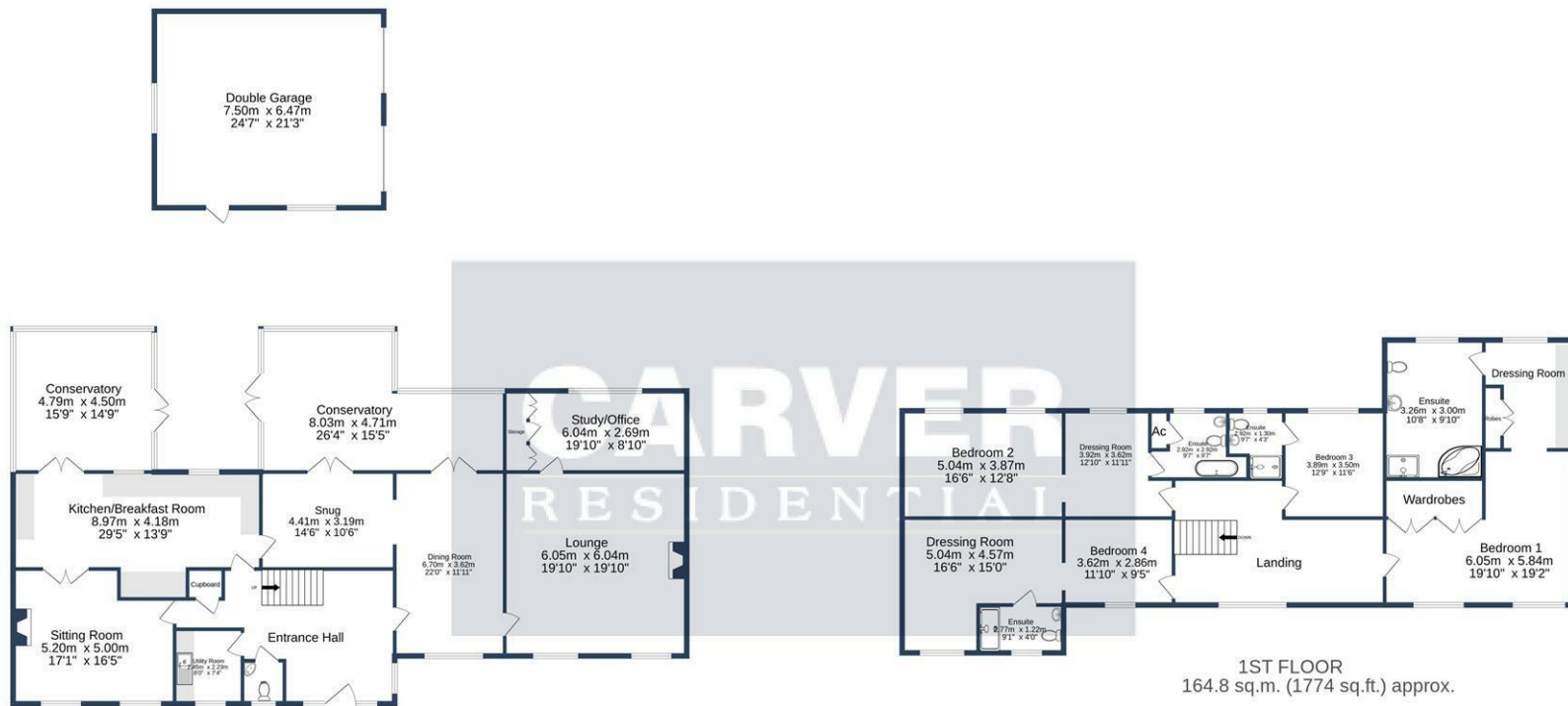












**GROUND FLOOR**  
269.9 sq.m. (2905 sq.ft.) approx.

**1ST FLOOR**  
164.8 sq.m. (1774 sq.ft.) approx.

HIGH GREEN, NEWTON AYCLIFFE. DL5 4RZ.

TOTAL FLOOR AREA : 434.7 sq.m. (4679 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
(81-91)	B		
(69-80)	C	67	
(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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