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Woodham Gate
Woodham, DL5 4UB

Offers in the region of £325,000

House - Detached
4 Bedroom/s
2 Bathroom/s

Occupying a desirable CUL-DE-SAC location this DETACHED executive home is beautifully presented throughout and an internal viewing is highly advised. The ground floor features an entrance hallway with WC, living room, separate dining room and modern fitted kitchen opening to a breakfast room. In addition there is a useful utility room. The first floor principal bedroom features an en-suite shower room/WC whilst there are three further bedrooms and a family bathroom/WC with modern white suite. Externally there are attractive private enclosed gardens to the rear with double width driveway and integral double garage.





Agents Notes

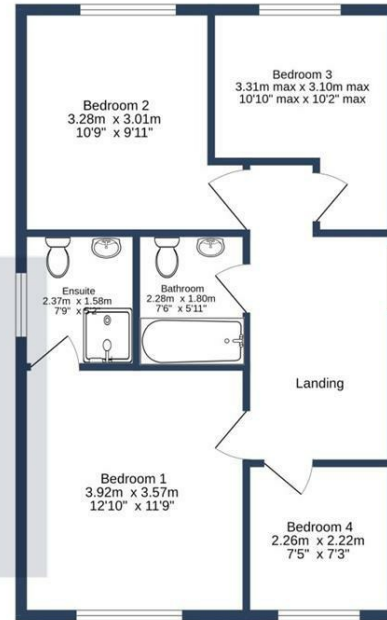
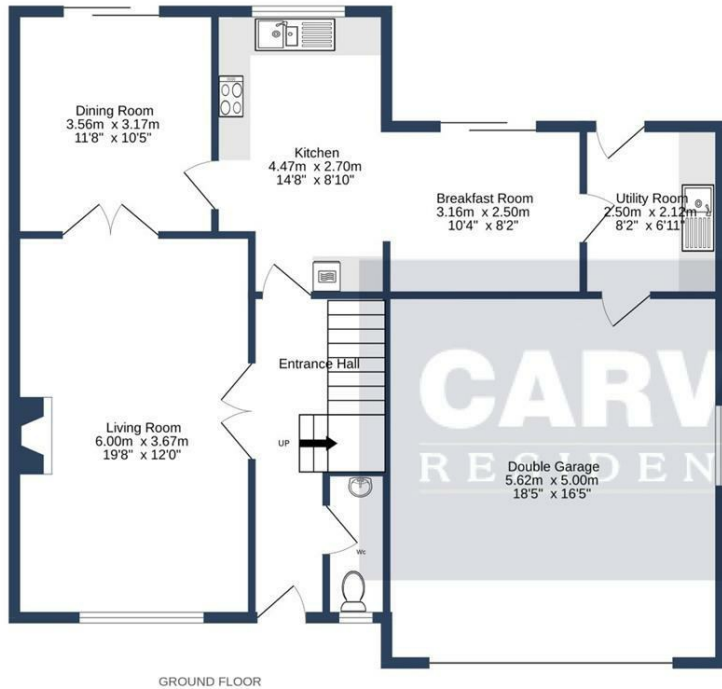
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band E

Local Authority:- Durham County Council



GROUND FLOOR

1ST FLOOR

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WOODHAM GATE, NEWTON AYCLIFFE, DL5 4UB.

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
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	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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