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Oak Drive
Elder Gardens, Newton Aycliffe, DL5 7BN

Offers in the region of £210,000

House - Semi-Detached
3 Bedroom/s
2 Bathroom/s

Pleasantly situated on the popular Elder Gardens development, this modern semi-detached house offers a perfect blend of comfort and style. Spanning an impressive 1,108 square feet, this three-storey residence is ideal for families seeking a spacious and well-appointed home.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient ground floor WC and a contemporary fitted kitchen/dining room. This area is perfect for entertaining, providing ample space for family meals and gatherings. The living room, adorned with elegant French doors, invites natural light and offers a seamless transition to the outdoor space, creating a delightful atmosphere for relaxation.

The first floor boasts two generously sized bedrooms, complemented by a family bathroom/WC that caters to the needs of the household. Additionally, this level includes a versatile study or dressing area, perfect for those who work from home or require extra storage.

Ascending to the second floor, you will discover the principal bedroom, which features an en-suite shower room and WC, ensuring privacy and comfort.

The property benefits from a driveway and garage, with the front of the house is not overlooked, offering a sense of privacy and tranquillity.

This delightful home is ideally situated in a friendly neighbourhood, making it an excellent choice for those looking to settle in a vibrant community. With its modern amenities and thoughtful design, this property is sure to impress. Do not miss the opportunity to make this charming house your new home.





Agents Notes

Tenure:- Freehold

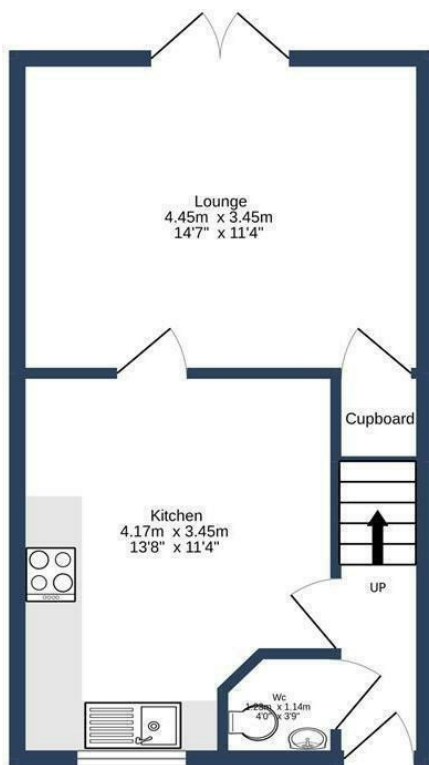
Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

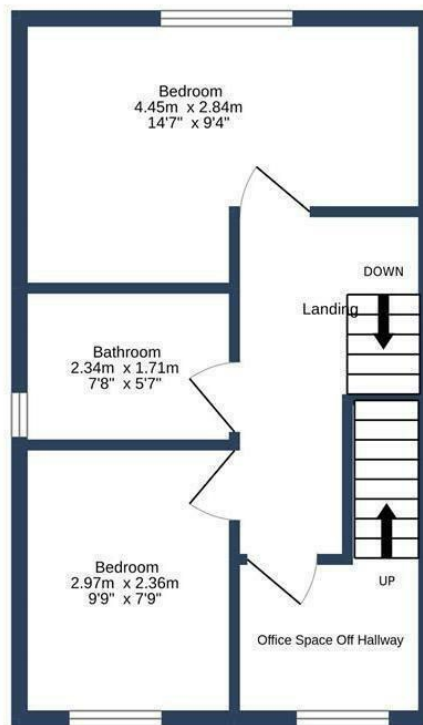
Council Tax:- Band C

Local Authority:- Durham County Council

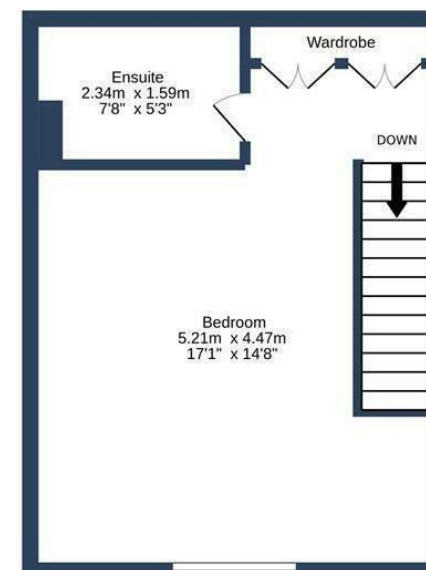
Agents Notes:- We understand that there is an annual levy payable at approximately £145.00. We would advise interested parties to confirm this with their solicitor.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(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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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



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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