



Occupying a generous corner plot this DETACHED family home features a DUAL ASPECT living room, separate dining room, GROUND FLOOR STUDY, modern fitted kitchen/breakfast room and a useful utility room. The first floor includes a principal bedroom with sizeable en-suite shower room/WC, three further bedrooms and a family bathroom/WC. Externally there is an extensive driveway providing parking for up to six vehicles with DETACHED DOUBLE GARAGE. The established and well tended gardens extend to the side and rear of the property and there is ample room to extend the property further subject to the usual planning permissions and consents. Equipped with gas central heating to radiators, uPVC double glazing and a security alarm system, the property lies within a cul-de-sac on the fringes of Cobbler's Hall and is within easy reach of local everyday amenities.





- Deatched family home enjoying generous corner plot
- Ground floor study
- Built-in wardrobes to principal bedroom with sizeable en-suite shower room/WC
- Driveway suitable for parking a number of vehicles with detached double garage
- Fabulous family home
- Dual aspect living room with separate dining room
- Modern fitted kitchen/breakfast room with utility room
- Extensive well tended side & rear gardens with ample room to extend subject to usual consents
- Cul-de-sac location on the edge of Cobbler's Hall
- Viewing advised

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Security alarm system

Council Tax:- Band E

Local Authority:- Durham County Council

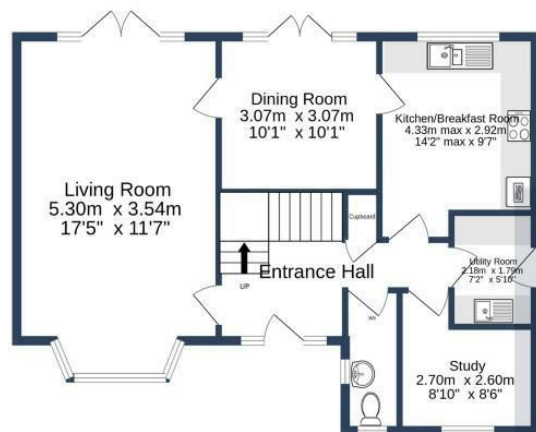
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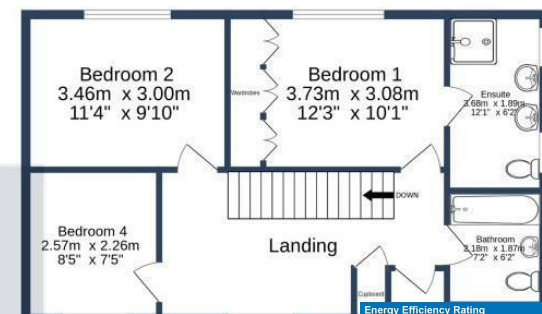








GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(21-47) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

KARLES CLOSE, NEWTON AYCLIFFE. DL5 4XH.

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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MAB 6202



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