



****POTENTIAL FOR 4 BEDROOMS**** Occupying an excellent position at the head of a cul-de-sac and bordering woodland to the rear, this DETACHED family home has been extended to the rear and features a ground floor bedroom with en-suite WC. The property was originally constructed as a 3 bedroom dwelling although the dividing wall between the second and third bedrooms has been removed to create one large double bedroom to the rear with built-in mirrored wardrobes. This, however, could be reverted back to it's original layout if required to provide four bedroom living accommodation. The ground floor features a living room to the front, sizeable fitted kitchen/dining room with French doors opening to the rear garden and single storey extension to the rear, (6.38m x 3.03m), which is currently used as a sitting room. The first floor features a principal bedroom with built-in wardrobes and en-suite shower room/WC, a second double bedroom and a family bathroom/WC. Externally there is a driveway to the front of the property for 2/3 vehicles with attractive enclosed low-maintenance gardens to the rear. Malvern Way is situated on the "Greenfields" estate to the Northern outskirts of Newton Aycliffe and lies within walking distance of reputable schooling and regular bus routes.





Agents Notes

Tenure:- Freehold

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

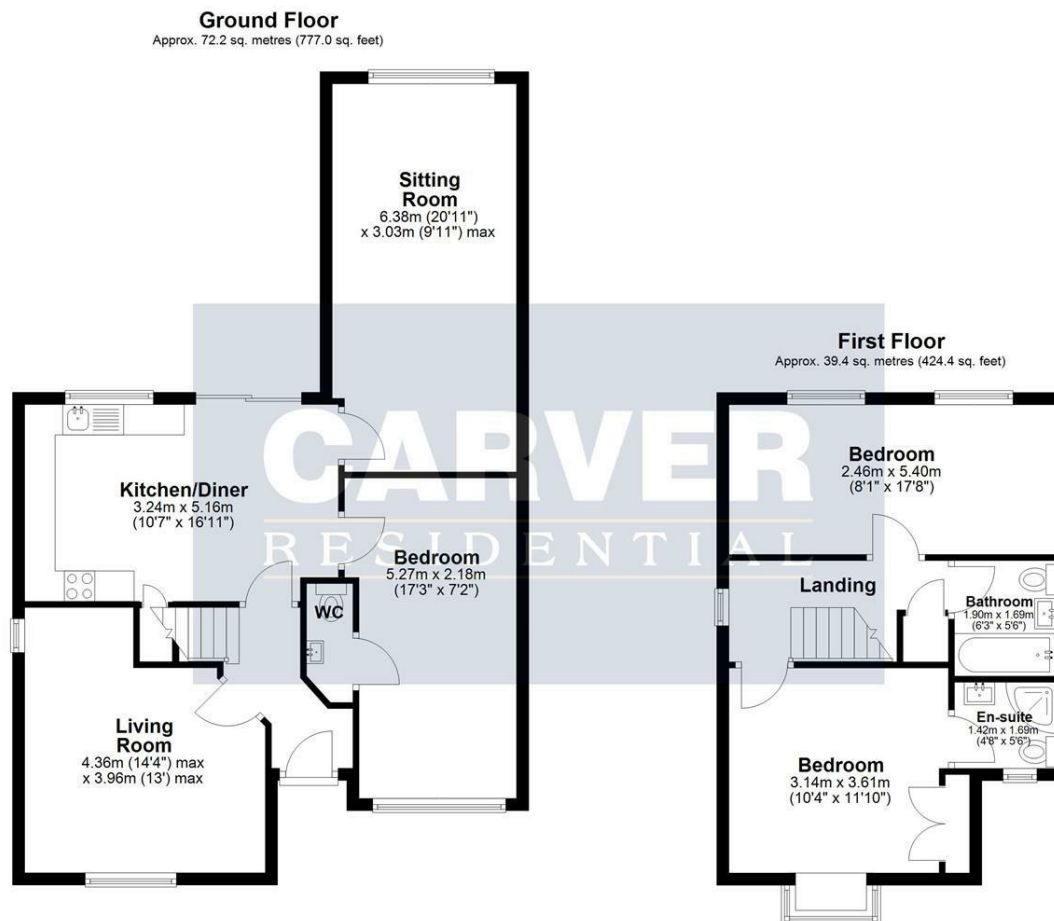
uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Durham County Council

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



Total area: approx. 111.6 sq. metres (1201.3 sq. feet)
31A Malvern Way, Newton Aycliffe

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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MAB 6202



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