



An EXTENDED detached family home with GARDEN ROOM and EXTENSIVE PARKING to the front. The heart of the home is the open-plan fitted kitchen and dining room, which seamlessly connects to a large garden room extension, perfect for family gatherings or enjoying quiet evenings. A convenient ground floor WC adds to the practicality of the layout. This residence features a principal suite complete with an en-suite shower room and built-in wardrobes, ensuring ample storage space. Two additional first floor bedrooms provide flexibility for family living or guest accommodation, while the family bathroom/WC caters to the needs of the household. Outside, the attractive enclosed garden to the rear offers a private sanctuary for outdoor activities and relaxation. The property also benefits from a driveway that accommodates a number of vehicles. The attached garage has been converted to provide additional ground floor space, (currently used as a bedroom), providing further versatility. This delightful home is perfect for families seeking a modern lifestyle in a peaceful setting, with all the amenities of Newton Aycliffe within easy reach.





Agents Notes

Tenure:- Freehold

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

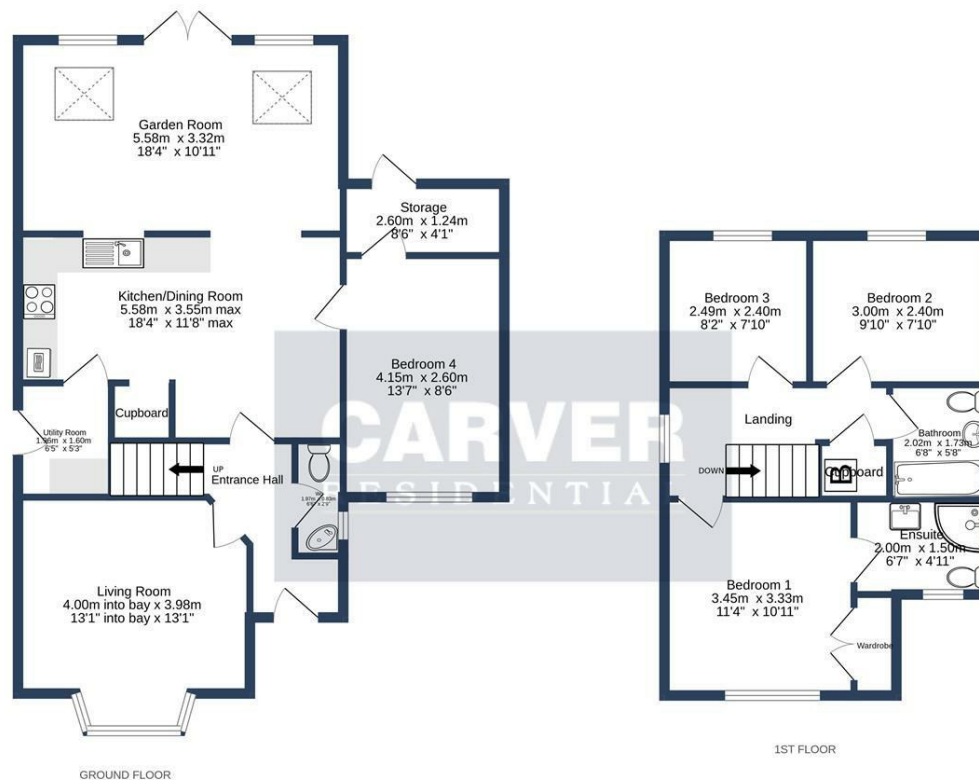
uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council

Buyer(s) Identification Checks

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BARTON CLOSE, NEWTON AYCLIFFE. DL5 7QD.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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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