



An exceptional EXTENDED detached family home offering 6 BEDROOM living accommodation which has been significantly improved and is presented to a particularly high standard. The property presents an exceptional opportunity for families seeking a spacious and beautifully presented home offering versatile living accommodation that caters to the needs of contemporary family life. Upon entering, you are greeted by a welcoming hallway that leads to a convenient ground floor WC. The bay-windowed living room provides a bright and airy space for relaxation, while the separate sitting room, complete with French doors, opens seamlessly to the rear garden, perfect for entertaining or enjoying the outdoors. The heart of the home is undoubtedly the magnificent extended kitchen/dining room, which boasts a host of integrated appliances and a utility room, making it ideal for both everyday living and special occasions. The first floor features four bedrooms, one of which benefits from an en-suite shower room/WC, ensuring comfort and privacy for family members. Ascend to the second floor to discover the principal bedroom, which is enhanced by built-in wardrobes and a "Velux" roof window that floods the space with natural light. A further bedroom, currently utilised as a dressing room, adds to the flexibility of this impressive home. Externally, the property is complemented by a double-width driveway, along with an integral single garage for additional convenience. The low-maintenance enclosed rear garden offers a tranquil retreat, perfect for outdoor gatherings or quiet evenings. An internal viewing is a MUST to appreciate what this property has to offer!





Agents Notes

Tenure:- Freehold

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

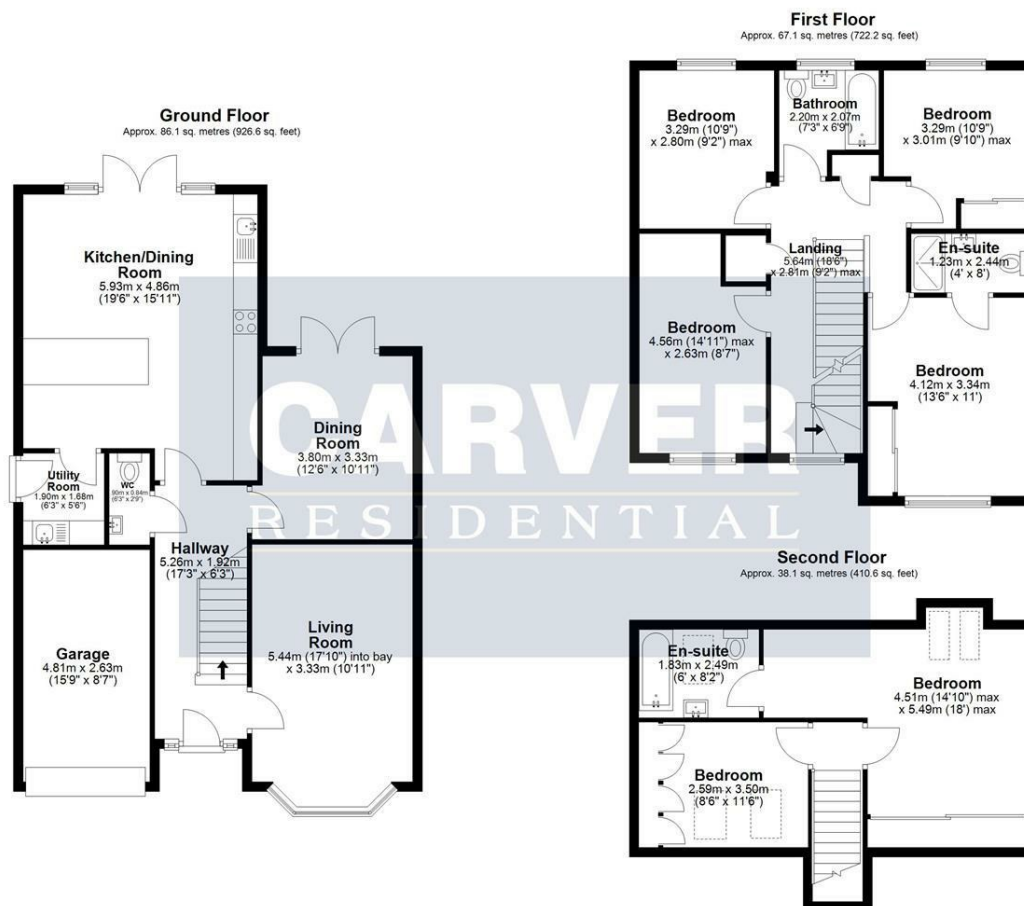
uPVC double glazing throughout

Council Tax:- Band E

Local Authority:- Durham County Council

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. 191.3 sq. metres (2059.4 sq. feet)
4 Annand 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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