



**CARVER**  
**RESIDENTIAL**  
Sales · Lettings · Property Management

Hurworth Hunt  
Newton Aycliffe, DL5 7LJ

**Offers in the region of £210,000**

House - Detached  
3 Bedroom/s  
1 Bathroom/s

A beautifully presented 3 bedroom detached family home ideally situated in this convenient location close to local schooling. Upon entering the entrance vestibule, you are greeted by a spacious dual aspect living/dining room, which is bathed in natural light and features elegant French doors that open onto the attractive enclosed gardens at the rear. This seamless connection between indoor and outdoor spaces makes it perfect for entertaining or simply enjoying a quiet afternoon in the sun. The modern fitted kitchen is well-equipped, providing a functional space for culinary enthusiasts. The ground floor also boasts a convenient WC and a converted garage, which offers versatile additional space that can be tailored to your needs, whether as a playroom, home office, or extra storage. Upstairs, the property features three well-proportioned bedrooms, including a principal bedroom with built-in wardrobes, ensuring ample storage. The family bathroom/WC is fitted with a contemporary white suite, providing a stylish and practical space for daily routines. The property is set within a popular development, close to reputable schooling, making it an excellent choice for families. The driveway offers off-street parking, adding to the convenience of this lovely home. With its attractive gardens, spacious interiors, and prime location, this property is a wonderful opportunity to purchase a lovely family home in a popular location.





#### Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band C

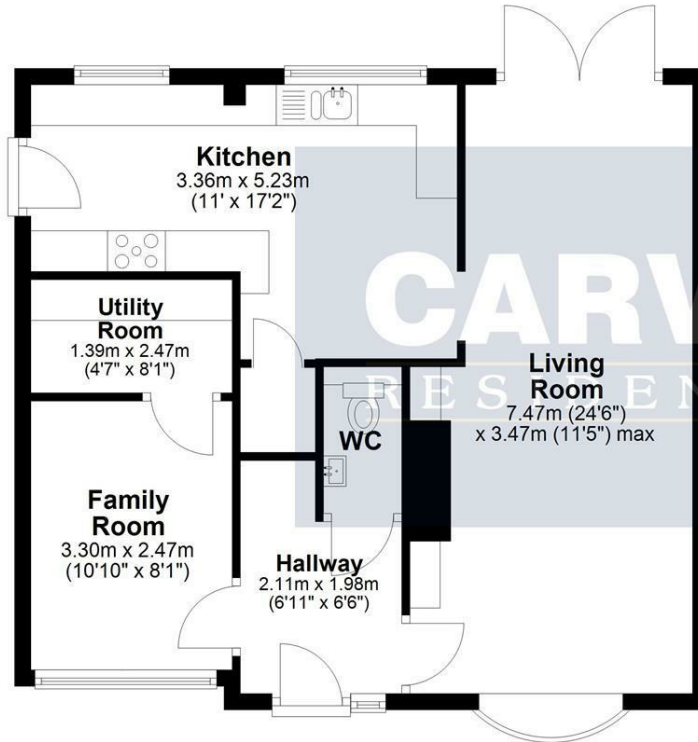
Local Authority:- Durham County Council

#### Buyer(s) Identification Checks

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.

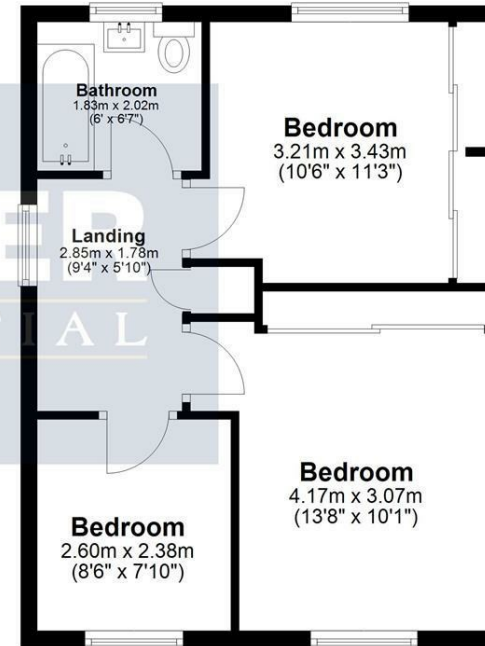
## Ground Floor

Approx. 60.2 sq. metres (647.7 sq. feet)



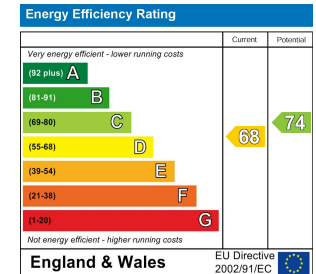
## First Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



Total area: approx. 101.7 sq. metres (1094.6 sq. feet)

**23 Hurworth Hunt, Newton Aycliffe**



**We can search 1,000s of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage.  
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



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property

**naea**  
**propertymark**  
**PROTECTED**

**UK**  
**ALA**  
THE UK ASSOCIATION  
OF LETTING AGENTS

**14 Duke Street, Darlington**  
**Co Durham, DL3 7AA**  
**01325 357807**  
**sales@carvergroup.co.uk**

**63 Dalton Way, Newton Aycliffe**  
**Co Durham DL5 4NB**  
**01325 320676**  
**aycliffe@carvergroup.co.uk**

**41 Market Place, Richmond**  
**North Yorkshire, DL10 4QL**  
**01748 825317**  
**richmond@carvergroup.co.uk**

**219 High Street, Northallerton**  
**North Yorkshire DL7 8LW**  
**01609 777710**  
**northallerton@carvergroup.co.uk**

**[www.carvergroup.co.uk](http://www.carvergroup.co.uk)**