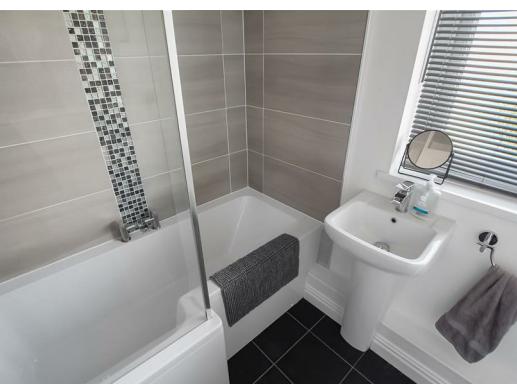




A beautifully presented SIGNIFICANTLY EXTENDED family home offering a perfect blend of comfort and modern living. An internal viewing will reveal three reception rooms, ideal for families or those who enjoy entertaining. The living room, located at the front of the house, provides a warm and inviting space, while the separate dining room is perfect for family meals. At the rear, the sizeable extended sitting room features

French doors that open onto the side garden, creating a seamless connection between indoor and outdoor spaces. The fitted kitchen, complete with a utility room, is both functional and stylish, catering to all your culinary needs. The ground floor also boasts a convenient WC, enhancing the practicality of the home. Upstairs, you will find the principal bedroom, which benefits from an en-suite shower room/WC, along with two additional bedrooms and a family bathroom/WC, ensuring ample space for everyone. The property has been thoughtfully extended with a two-storey side extension and a ground floor rear extension, providing additional living space. Outside, the attractive enclosed side gardens feature a mix of lawn and artificial lawn areas, perfect for children to play or for hosting summer gatherings. The rear wood-decked area offers a lovely spot for outdoor relaxation. Parking is a breeze with a driveway that accommodates up to two vehicles. The home is equipped with uPVC double glazing and gas central heating to radiators, ensuring comfort throughout the year. Located in a popular area, this property is conveniently close to a variety of amenities and we would encourage an internal viewing at the earliest opportunity.





#### Agents Notes

Tenure:- Freehold

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

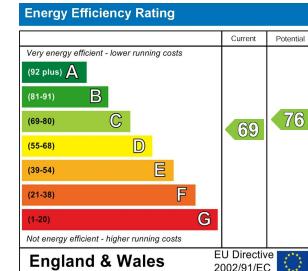
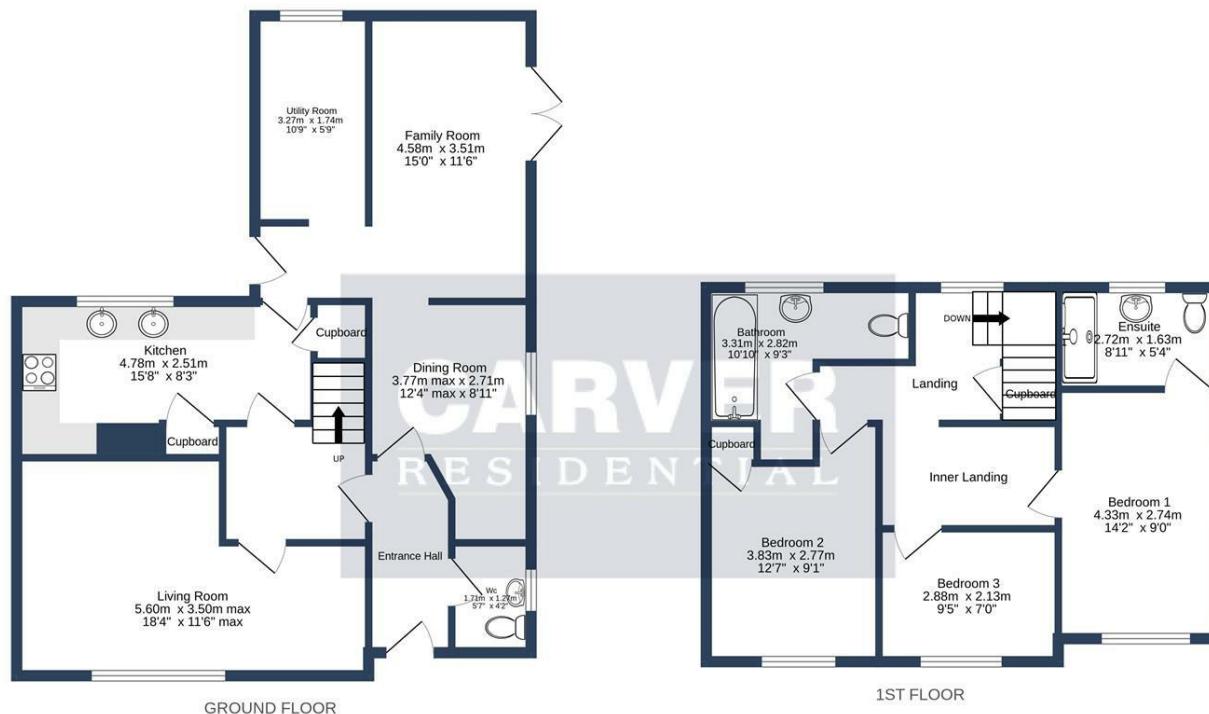
uPVC double glazing throughout

Council Tax:- Band A

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.



BOWES ROAD, NEWTON AYCLIFFE. DL5 5LP.

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed



MAB 6202

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