



**** SUBSTANTIAL FAMILY HOME ** ** PEACEFUL CUL DE SAC ** ** LARGE KITCHEN DINER **
** PRIVATE REAR GARDEN ****

Located in this popular part of Newton Aycliffe which lies within easy reach of the town centre. We present this significantly improved and truly impressive four bedroom detached residence, nicely positioned at the head of this choice cul-de-sac. The garden is not directly overlooked giving a sense of privacy which is so often sought but, not often found. The driveway to the front allows parking for two vehicles leading to what was originally a double garage but is now a single garage and office. The thoughtfully converted garage to office adds to what is an exceptional amount of accommodation to the ground floor featuring a large principal reception room to the front and substantial kitchen diner to the rear opening to a cosy dining area. Four well-dressed bedrooms can be found to the first floor, the master bedroom enjoying an en-suite shower room. The luxurious refurbished family bathroom has been installed to a high standard. All external windows were replaced in 2019 and a new composite front door fitted in 2023.

Please Note: Council tax band E. Freehold basis. EPC Band D
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

Kempton Close, Newton Aycliffe, DL5 4YE

4 Bed - House - Detached

Offers In The Region Of £275,000

EPC Rating: C

Council Tax Band: E

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Kempton Close, Newton Aycliffe, DL5 4YE



Considerable thought has gone into the layout of this home. It is as practical to live in as impressive to look at with viewings strongly recommended at your earliest opportunity. Rooms are light, airy and versatile, perfect for the coming and goings of an active family life.

GROUND FLOOR

Entrance hallway with stairs to first floor. Nicely presented office (former garage), excellent size lounge which is a light filled room with dual aspect windows and has a useful storage cupboard. Substantial kitchen diner, ideal for entertaining family and friends, the beautifully appointed kitchen enjoying integrated appliances, two attractive vertical radiators and French doors leading to the garden. Two admirable open archways lead to the dining area with inset lighting and French doors to the garden perfect for al-fresco dining. There is a useful walk-in store room with fitted cupboard, a utility room and ground floor w.c.



FIRST FLOOR

Landing with hatch allowing loft access. Four good size bedrooms, the master of particular interest with fitted wardrobes and en-suite shower room comprising of a shower cubicle, basin, w.c. and chrome towel radiator. Stunning family bathroom with white suite comprising of a panelled bath, vanity wash hand basin, w.c. and attractive tiling.



EXTERNALLY

Open lawn garden to the front with borders and driveway for two vehicles. Single garage with electric roller door, lighting and power perfect for a DIY or mechanical enthusiast. The garage allows access to the office, which means it is possible to reach cars undercover, a feature not to be underestimated during those colder months. The home commands a corner plot with side access to the manageable rear garden, having that sense of privacy, currently laid to lawn with good size patio area to be enjoyed during those warmer months.



ENTRANCE HALLWAY

OFFICE (Former garage)

LOUNGE

KITCHEN

DINING AREA

WALK-IN STORE ROOM

UTILITY ROOM

GROUND FLOOR W.C.

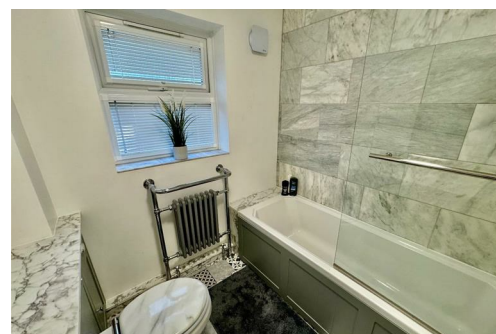
FIRST FLOOR LANDING

BEDROOM

EN-SUITE SHOWER ROOM/W.C.

BEDROOM

BEDROOM



Kempton Close, Newton Aycliffe, DL5 4YE

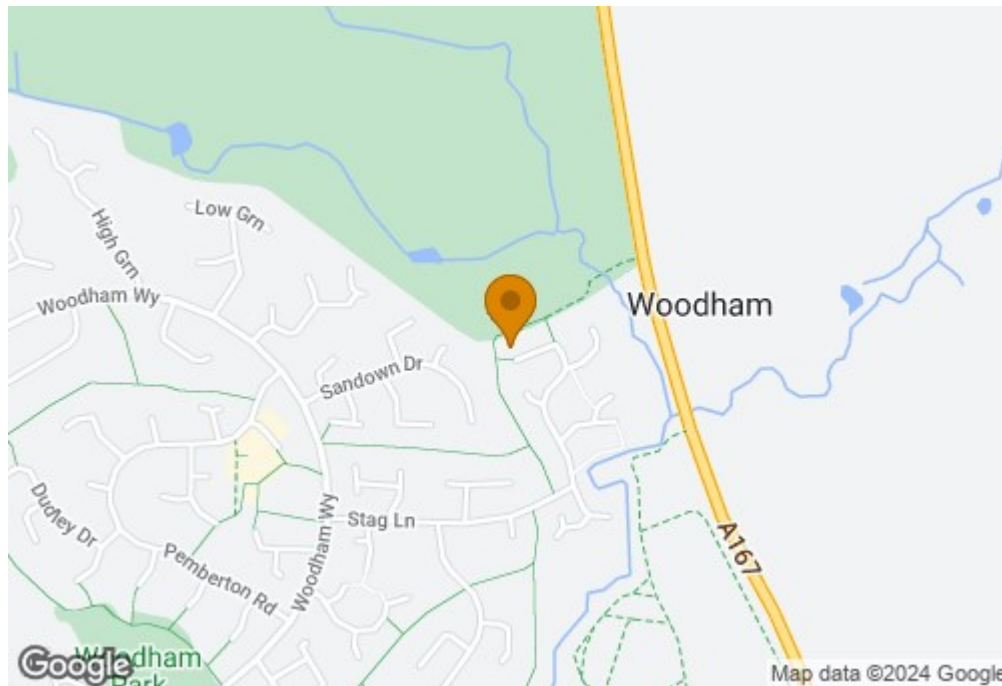


BEDROOM

BATHROOM/W.C.

FRONT EXTERNAL

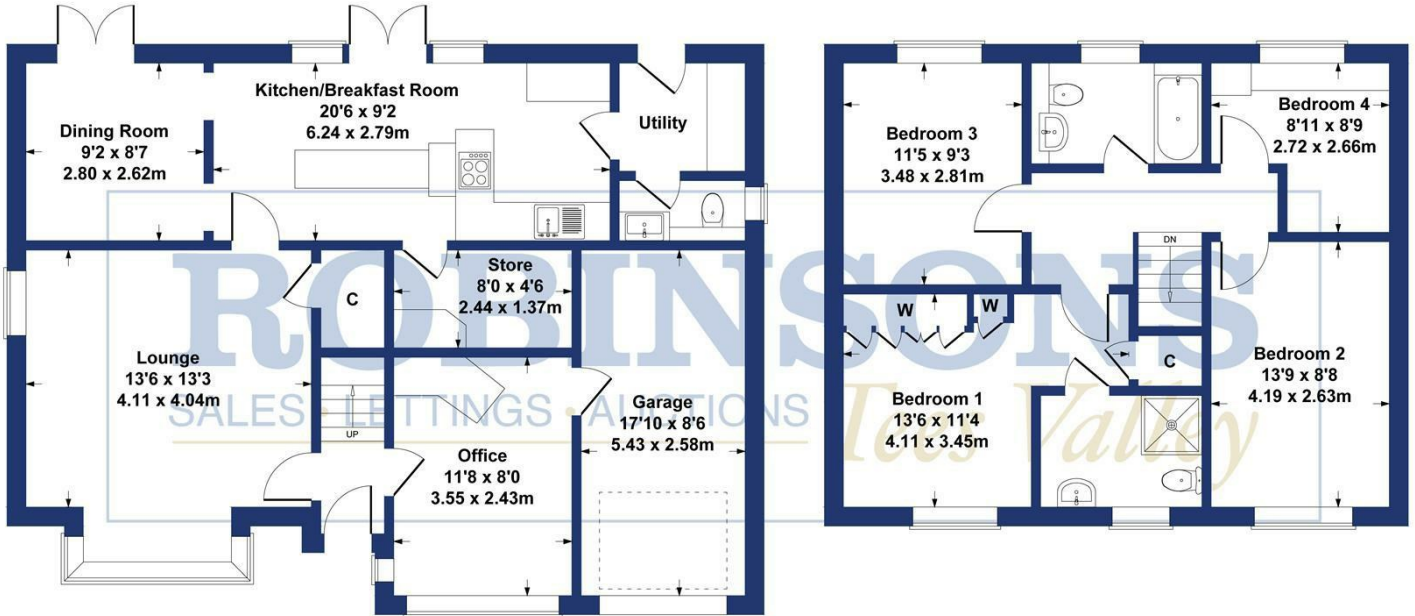
REAR GARDEN



Kempton Close, Newton Aycliffe, DL5 4YE

Kempton Close

Approximate Gross Internal Area
1604 sq ft - 149 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	82
(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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