



Buttercup Close

Newton Aycliffe DL5 6AS

Offers In The Region Of £350,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- Four Bedroom Detached House
- Council Tax Band E

- Sought After Heighington Location
- EPC Rating B

- Single Detached Garage

Viewing is recommended. No forward chain.

This immaculately presented four bedroom detached property comes to the market and is located in the new Meadow Rise Bellway development on the outskirts of Heighington village, ideally located within easy access to the A1 north and south and Darlington is within 15 minutes drive. The property is deceptively spacious and briefly comprises entrance hallway, study, living room, WC and large open plan kitchen/dining/sitting room to the rear. To the first floor there are four double bedrooms and family bathroom. Externally the property sits upon a large plot having block paved off street parking to the front and a fully landscaped garden to the rear with a single detached garage.

Entrance Hall

Composite door to front, staircase to first floor, storage cupboard and radiator.

Lounge

16'1 x 10'4 (4.90m x 3.15m)
French doors to rear and radiator.

Kitchen

12'4 x 8'10 (3.76m x 2.69m)
Upvc double glazed window to front, wall, base and draw units with contrasting work surfaces, stainless steel sink unit, four ring gas hob and double oven. There is an integrated washing machine, fridge freezer and dishwasher.

Family / Dining Area

16'10 x 10'10 (5.13m x 3.30m)
Storage cupboard under stairs, radiator and French doors to rear.

Study

6'9 x 6'7 (2.06m x 2.01m)
Upvc double glazed window to front and radiator.

Downstairs Cloaks

W/c, wash hand basin and radiator.

First Floor Landing

With access to loft via drop down ladder.

Bedroom One

13'1 x 11'1 (3.99m x 3.38m)
Upvc double glazed window to front and radiator.

En-Suite

Upvc double glazed obscure window to front, shower cubicle, w/c, wash hand basin and radiator.

Bedroom Two

11'6 x 10'6 (3.51m x 3.20m)
Upvc double glazed window to rear and radiator.

Bedroom Three

11'8 x 9'7 (3.56m x 2.92m)
Upvc double glazed window to front.

Bedroom Four

11'2 x 7 (3.40m x 2.13m)
Upvc double glazed window to rear, storage cupboard and radiator.

Family Bathroom

Upvc double glazed obscure window to rear, fitted with panelled bath with shower over, w/c, wash hand basin and radiator.

Externally

To the front there is off street parking and access to the single detached garage.
To the rear is mainly laid to lawn with a patio area.

Council Tax

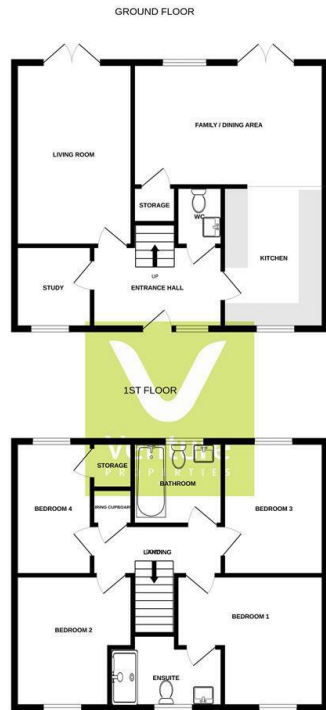
Band

Tenure

Freehold

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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