



**Birch Way**

Newton Aycliffe DL5 7BJ

Offers In The Region Of £270,000







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# Birch Way

Newton Aycliffe DL5 7BJ



- Four Bedroom Detached Property
- Epc Rating B

- Off Street Parking and Garage
- Council Tax Band D

- Immaculately Presented Throughout
- No Onward Chain

Perfectly positioned and set on a sizeable plot on the perimeter of the Elder Gardens development, this immaculately presented property boasts a well-thought-out layout, presenting an excellent opportunity for families seeking a spacious and comfortable home.

The home features two inviting reception rooms that provide ample space for relaxation and entertainment and four generously sized bedrooms, perfect for accommodating family members or guests. With two bathrooms, morning routines will be a breeze, ensuring convenience for all. The property is neutrally decorated throughout, with tasteful carpeting and stylish LVT flooring on the ground level, creating a warm and welcoming atmosphere.

For those with vehicles, the property offers off-street parking for two to three vehicles, along with a garage for additional storage or secure parking. The good-sized garden is an ideal space for outdoor activities, gardening, or simply enjoying the fresh air.

This home is offered with no onward chain, making it an attractive option for those looking to move in without delay. Additionally, the remainder of the NHBC warranty provides peace of mind regarding the quality and condition of the property. There is plenty of room should you wish to extend the property (subject to planning permission).

We highly recommend viewing this delightful family home to fully appreciate its charm and potential. Don't miss the chance to make this wonderful property your own.

## Entrance Hallway

With composite door to the front, LVT flooring, radiator and staircase to the first floor, along with door to Garage.

## Lounge

15'09 x 11'06 (4.80m x 3.51m)

With Upvc double glazed double doors to the rear and radiator.

## Dining Room/Study/Playroom

9'05 x 8'08 (2.87m x 2.64m)

A versatile room currently used as a playroom with Upvc double glazed window to front, storage cupboard and radiator.

## Kitchen/Breakfast Room

13'10 x 9'07 (4.22m x 2.92m)

Upvc double glazed windows to side and rear and a Upvc door to the side. Fitted with a modern range of grey wall, base and drawer units, four ring gas hob and oven with extractor over. Integrated fridge freezer, dishwasher and washing machine. Modern hanging lighting to ceiling, LVT Flooring and radiator. There is space for table and chairs.

## Ground Floor Cloaks

Low level w.c, wash hand basin and radiator.

## First Floor Landing

Upvc double glazed window to the side and access to loft.

## Bedroom One

12'03 x 13'11 (3.73m x 4.24m)

Upvc double glazed window to the rear, radiator and access to en-suite bathroom.

## En-Suite

Upvc double glazed obscure window to side, shower cubicle, low level w.c, wash hand basin, heated towel rail and vinyl flooring.

## Bedroom Two

13'10 x 8'10 (4.22m x 2.69m)

Upvc double glazed window to rear and radiator.

## Bedroom Three

12'09 x 9'05 (3.89m x 2.87m)

Upvc double glazed window to front and radiator.

## Bedroom Four

7'06 x 11'06 (2.29m x 3.51m)

Upvc double glazed window to front and radiator.

## Family Bathroom

Upvc double glazed obscure window to side, fitted with a modern white suite comprising panelled bath with shower over, mixer and screen, low level w.c, wash hand basin and radiator.

## Externally

To the front there is off street parking for two to three vehicles and access to the garage.

To the rear there is an L shaped garden with patio, lawn and decking areas with a handy outside tap. There is a protected wood area to the rear.

## Garage

With up and over door to front and access door to the Hallway, you will find the Boiler and Fuse box situated in the Garage. Also boasting power, lighting, tap and plumbing for Laundry appliances.

## Tenure

Freehold

## Property Details

Local Authority: Durham

Council Tax Band: D

Annual Price: £2,431

Conservation Area: No

Flood Risk: No

Floor Area: 1,162 ft 2 / 108 m 2

Plot size: 0.08 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Ultrafast

1000 Mbps

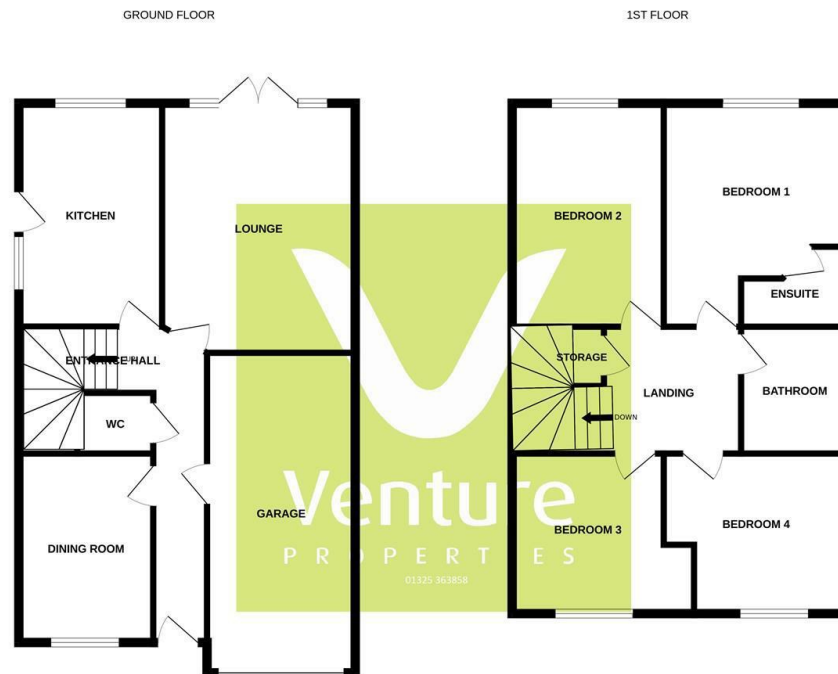
Satellite / Fibre TV Availability

BT

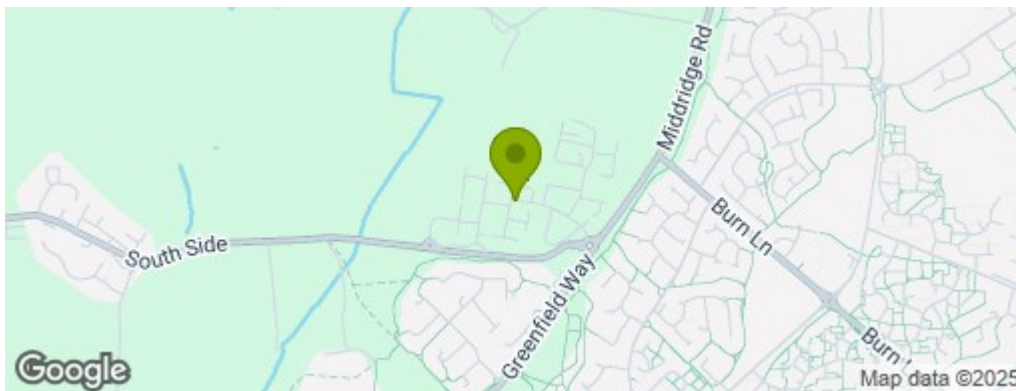
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## Note

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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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## Property Information

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