



Well Bank

Newton Aycliffe DL5 6LP

Offers Over £350,000





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- Newton Aycliffe Location
 - Generous Rooms
 - Epc Rating D
- Sought After Village Surroundings
 - Enclosed Rear Garden
 - Close to Motorway Links
- Detached Cottage
 - Council Tax Band D
 - Garage

In the delightful area of Well Bank, Aycliffe Village, This beautifully presented, double fronted, detached cottage offers a perfect blend of original features and modern living, the property exudes character and warmth, making it an inviting home for families and individuals alike.

Inside, you will find three spacious reception rooms that provide ample space for relaxation and entertainment. The well-appointed modern interior is both stylish and functional, ensuring that every corner of the home is utilised to its fullest potential. The property boasts three generously sized bedrooms, with additional dressing room area, providing comfortable accommodation for family members or guests.

One of the standout features of this property is its picturesque views of the village green, allowing residents to enjoy the beauty of the surrounding area from the comfort of their home. The cottage is very well presented, making it move-in ready for those looking to settle down without the hassle of extensive renovations.

The property includes an enclosed rear garden which is a beautiful outdoor space, along with a single garage and parking available. This property truly encapsulates the essence of village life while offering modern amenities, making it an ideal choice for anyone seeking a peaceful yet connected lifestyle in Newton Aycliffe. Don't miss the opportunity to make this charming cottage your new home.

Entrance Hall
Door to front and staircase to first floor, access to Lounge and Family Room.

Lounge
13'8 x 14'3 (4.17m x 4.34m)
Double glazed window to front, coving to ceiling, Stone fireplace with mantle, inset wood burner stove and radiator.

Family Room
10'8 x 15'3 (3.25m x 4.65m)
Double glazed window to front, coving to ceiling, electric fire in surround and radiator.

First Floor Landing

Kitchen
12'1 x 8'4 (3.68m x 2.54m)
Double glazed window to rear, fitted modern wall, base and drawer units with contrasting worktops. Butler style sink with mixer tap, newly installed Aga/Range style cooker with double grill/ovens. Integrated appliances. Space for fridge freezer, spotlights to ceiling and radiator. Access and integrated open view to dining area, w.c/utility and stable door to side, in lobby area.

Dining Area
10'6 x 8'2 (3.20m x 2.49m)
Upvc French doors to rear, coving to ceiling, space for a table and chairs, radiator.

Utility/W.C
7'2 x 4'8 (2.18m x 1.42m)
Double glazed obscure window to side, w.c, and wash hand basin in vanity.

Bedroom One
8'8 x 15'3 (2.64m x 4.65m)
Double glazed window to front, fitted wardrobes and storage, radiator. Access to loft.

Bedroom Two
14'3 x 11'3 (4.34m x 3.43m)
Double glazed window to front, fitted wardrobes and cupboard housing boiler and radiator.

Second Floor Landing
Bright and airy landing with circular roof light window and original stone wall feature.

Bedroom Three
10'7 x 12'3 (3.23m x 3.73m)
Two Velux windows to rear, split level room with storage into eaves, spotlights to ceiling and radiator. Access to Bedroom Four/Dressing Room and Bathroom.

Bedroom Four/Dressing Room
11'0 x 8'8 (3.35m x 2.64m)
Double glazed window to rear, dressing area leading to bathroom.

Bathroom
8'8 x 8'1 (2.64m x 2.46m)
Double glazed obscure window to rear, freestanding bath with shower and spray attachment, walk in double shower cubicle, wash hand basin in vanity and low level w.c.

Externally
To the front is a lawn area and views of the village green.
To the rear is an enclosed garden with stone walls, both lawn and patio areas with gated access. There is a single garage.

Tenure
Freehold

Property Details
Local Authority: Durham
Council Tax Band: D
Annual Price: £2,551
Conservation Area Aycliffe Village
Flood Risk Very low
Floor Area 1,679 ft 2 / 156 m 2
Plot size 0.04 acres (2 Plots)

Mobile coverage

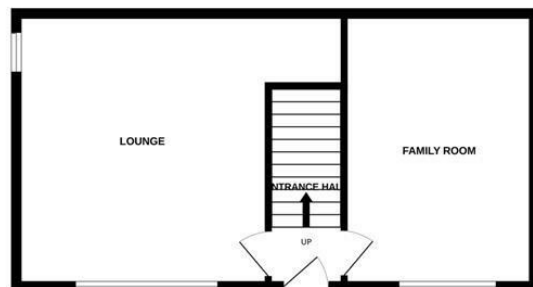
EE
Vodafone
Three
O2
Broadband

Basic
10 Mbps
Superfast
80 Mbps
Satellite / Fibre TV Availability

BT
Sky

Note
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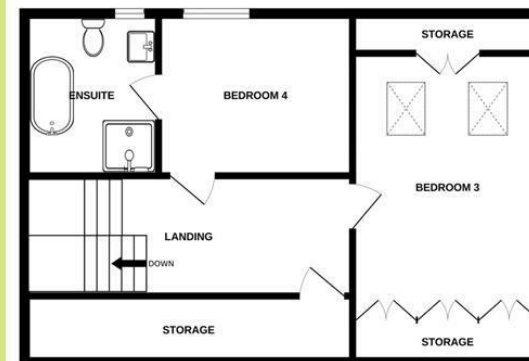
GROUND FLOOR



1ST FLOOR



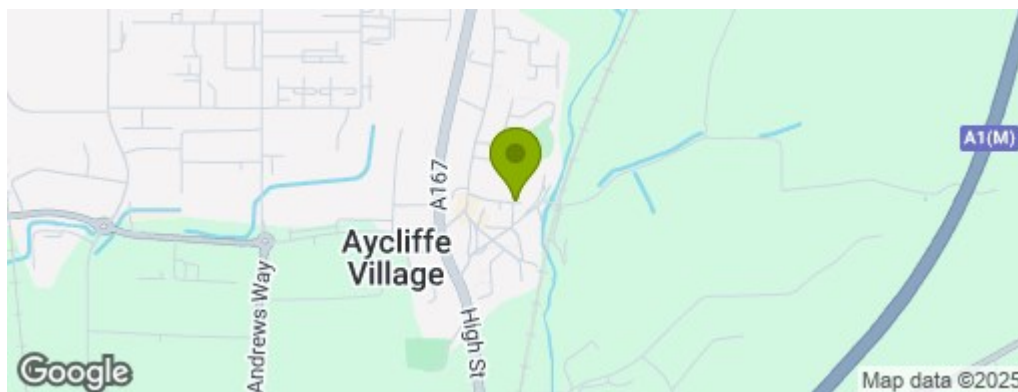
2ND FLOOR



VENTURE PROPERTIES

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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