



**\*\* COMPETITIVELY PRICED \*\*\* RURAL LOCATION \*\*\* PANORAMIC VIEWS \*\*  
\*\* HIGHLY SOUGHT AFTER REDWORTH VILLAGE \*\*\* FOUR DOUBLE BEDROOMS \*\***

We anticipate demand to be high for this spacious four bedroom detached property at the entrance of Stub House Farm in this peaceful hamlet, yet still within each of surrounding towns, villages and the A1(M). Located down a private road, where one can walk for miles and enjoy scenic beauty or simply observe the far fetching views over unspoilt countryside from your own home. The home allows parking to the front and a good size, yet manageable rear garden perfect to relax during those warmer months. The property does not come with any additional land or adjacent fields. It features double glazed windows, oil fired central heating and solar panels. It is in good neutral décor throughout and will make an ideal family home.

#### GROUND FLOOR

Entrance porch, hallway, large principal reception room running front to rear, complimented by a fabulous second reception room measuring over 7 meters in length which would allow a fabulous family/dining room. Kitchen/breakfast room providing a range of units with laminate work surfaces incorporating a sink unit with mixer tap, gas hob, single oven, boiler and useful storage cupboards. Off the kitchen is a utility/boot room and ground floor w.c.

Council tax band C. EPC Band D

Please note: PETS CONSIDERED, NO SMOKERS, Bond £1,488.00. EPC Grade D

Required earnings: tenant £38,700 per annum, guarantor £46,440 per annum (if required).

(Application is subject to a £50.00 Holding Fee - please refer to our website for further details)

To arrange a viewing please contact Smith & Friends (formerly Robinsons Tees Valley)

**, Redworth, Newton Aycliffe, DL5 6NR**

**4 Bed - House - Detached  
£1,290 Per Calendar Month**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure:**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

, Redworth, Newton Aycliffe, DL5 6NR



#### FIRST FLOOR

Landing with window allowing natural light, generous family bathroom with panel bathroom with shower attachment, separate shower cubicle, basin and WC. There is also a cupboard housing the domestic hot water cylinder. Four nicely presented double bedrooms, the master bedroom accessible through what could be considered the second bedroom. Two further separate bedrooms, three and four. Stunning inspirational views from the first floor which must be observed in person to be fully appreciated.

#### EXTERNALLY

Open lawn garden to the front along with parking. Private rear garden having been laid to lawn.

#### ENTRANCE PORCH

#### HALLWAY

#### RECEPTION ROOM

12'4" x 18'4" (3.78 x 5.61)

#### SECOND RECEPTION ROOM

11'10" x 24'10" (3.63 x 7.58)

#### KITCHEN

15'2" x 25'3" (4.63 x 7.71)

#### UTILITY

10'5" x 8'2" (3.20 x 2.51)

#### GROUND FLOOR W.C.

#### FIRST FLOOR LANDING

#### BEDROOM

12'0" x 11'10" (3.66 x 3.62)

#### BEDROOM

11'11" x 15'5" (3.64 x 4.71)

#### FAMILY BATHROOM/W.C.

#### BEDROOM

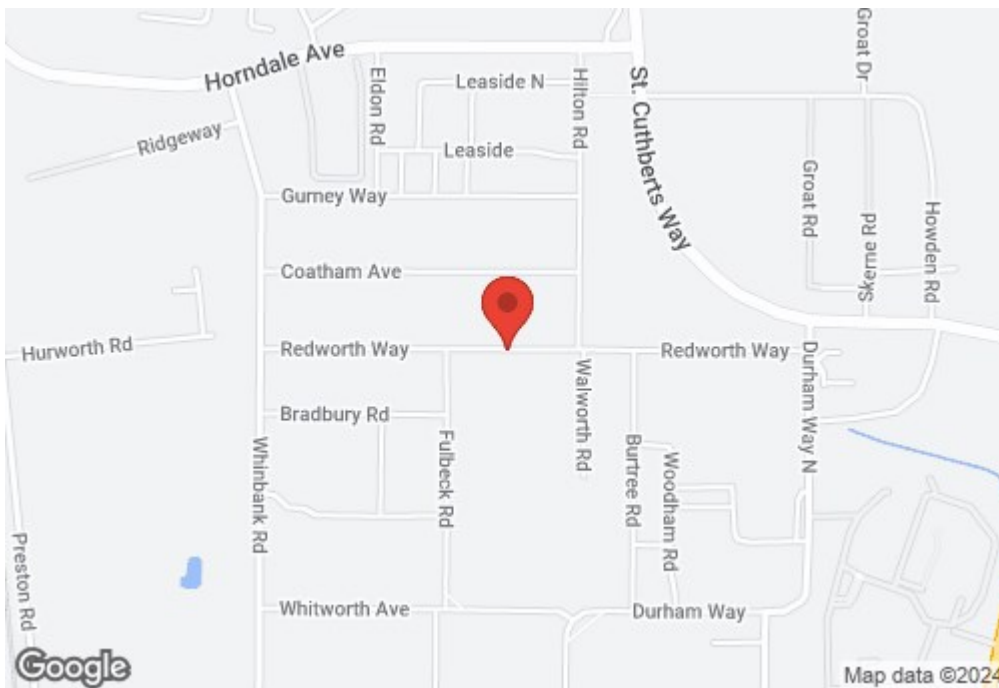
12'5" x 8'11" (3.80 x 2.73)

#### BEDROOM

9'3" x 9'2" (2.82 x 2.81)



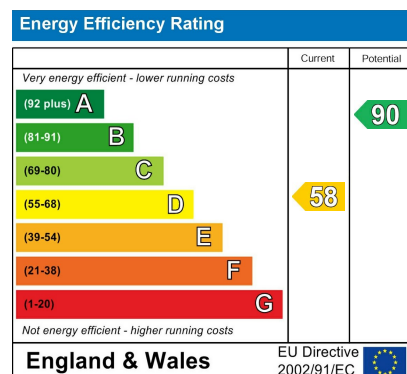
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[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

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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.



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