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High Street Newton Aycliffe, DL5 6JY

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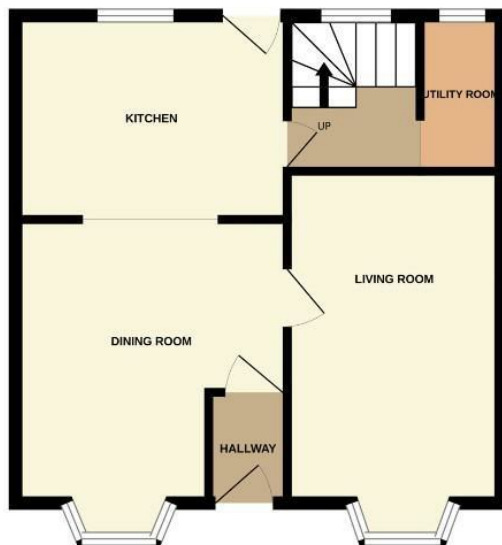
Price £185,000

Spacious two bedroomed family home situated on High Street, Aycliffe Village. This property benefits from a large converted attic room ideally used as a playroom or additional storage, original features, generously sized rooms throughout and a spacious courtyard offering ample off street parking along with a garage/storage shed. Situated in Aycliffe Village, this property is within easy reach of a range of local amenities, while nearby town Newton Aycliffe offers an array of further amenities including supermarkets, popular high street stores, as well as healthcare services. Newton Aycliffe is also a great location for commuting, having such easy access to the A167, which connects to the A1. There are also public transport links to both neighbouring towns/villages as well as further afield to places such as Darlington, Durham and Newcastle.

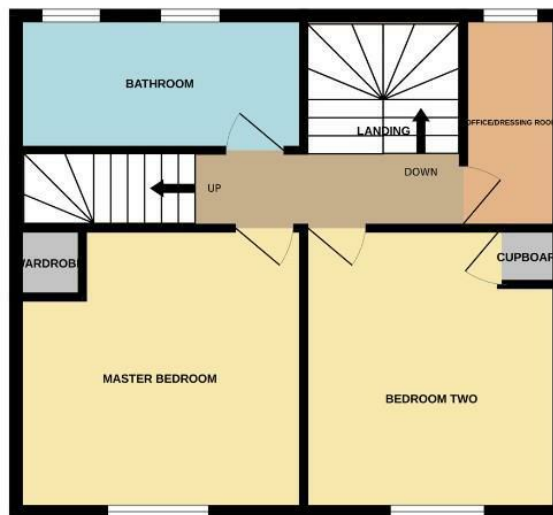
In brief, the property comprises; an entrance hall leading into the spacious living room and open-plan kitchen/dining room to the ground floor. The first floor consists of the master bedroom, second bedroom, dressing room and family bathroom. Stairs ascend to the second floor which hosts the converted attic, offering the perfect playroom or storage space. Externally, the property has a large gravelled courtyard offering ample off street parking along with substantially sized garage/garden shed.

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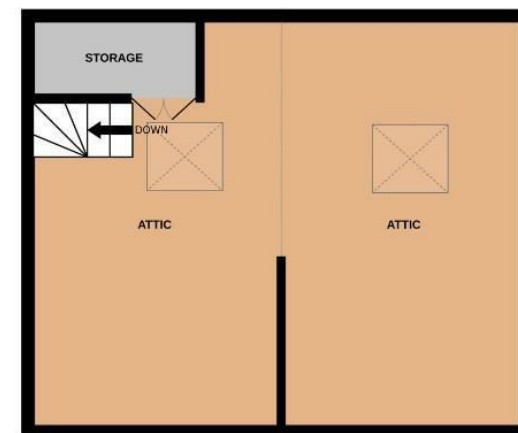
GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



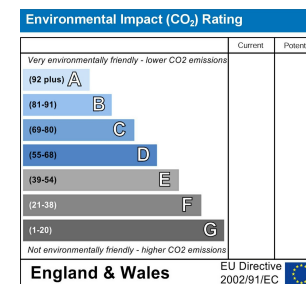
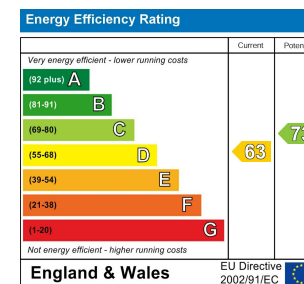
2ND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.8 sq.m.) approx.

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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**Living Room**

17'8" x 14'5"

The living room is situated to the front of the property, well-sized with plenty of room for furniture, feature brick fire surround with space for a log burner, neutral decor and bay window to the front of the elevation allows lots of natural light.

**Dining Room**

15'1" x 12'1"

Open-plan from the kitchen, the dining room is well proportioned with space for a table, chairs and further furniture with bay window to the front elevation.

**Kitchen**

11'8" x 9'2"

The kitchen is fitted with a range of modern wall, base and drawer units, complementing wood work tops, tiled splash backs and ceramic sink/drainers. Space is available for free standing appliances with the breakfast bar offering ample seating space.

**Master Bedroom**

12'5" x 12'4"

The generously sized master bedroom allows space for a king-sized bed and further furniture, with feature fire surround, fitted wardrobes, neutral decor and window to the front elevation.

**Bedroom Two**

12'2" x 11'0"

The second bedroom is another large double room with neutral decor and window to the front elevation.

**Office/Dressing Room**

9'2" x 4'2"

The dressing room provides additional storage with neutral decor and window to the front elevation.

**Bathroom**

12'5" x 5'10"

Modern family bathroom fitted with a panelled bath,

separate shower cubicle, WC and wash hand basin. Dual windows to the rear allow lots of natural light.

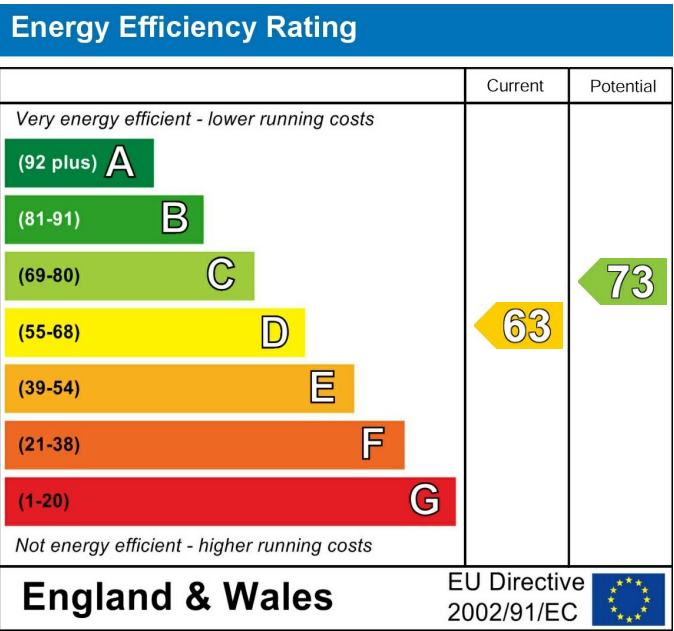
**Attic Room**

21'7" x 18'0"

The attic has been converted and can be used as a home office, playroom, dressing room or storage space. Benefiting from neutral decor, feature exposed beams and skylight to the side elevation.

**External**

Externally, the property has a large gravelled courtyard offering ample off street parking along with substantially sized garage/garden shed.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





