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Birch Way

Newton Aycliffe, DL5 7BJ

Offers Over £190,000

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Modern, three bedroomed detached family home located on the outskirts of Newton Aycliffe with No Onward Chain. This spacious property will appeal to a variety of buyers, it is located within a popular residential development and is just a short distance from other local amenities including secondary schools, supermarkets, doctor's surgery and the town centre. The A689 is nearby and leads to the A1(M) both North and South, ideal for commuters. There is also an extensive public transport system in the area providing regular access to neighbouring towns and villages.

In brief the property comprises; an entrance hall leading into the living room, kitchen/diner and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, two further bedrooms and family bathroom. Externally the property has a double drive and garage to the front allowing ample off street parking. To the rear of the property there is a large enclosed garden, with lawned area, patio and gravelled sections ideal for outdoor furniture.

Living Room 15'5" x 10'2" (4.7 x 3.1)
Bright and spacious living room located to the front of the property, with neutral decor, ample space for furniture and window to the front elevation.

Kitchen/Diner 18'8" x 7'0" (5.7 x 2.14)
The kitchen is fitted with a range of modern wall, base and drawer units, contrasting work surfaces, up-stands and sink/drainer unit. Fitted with an integrated oven, hob, overhead extractor and dishwasher. Space is available for a table and chairs and French doors to the rear lead into the garden.

Cloakroom 6'6" x 3'0" (2.0 x 0.93)
Fitted with a WC and wash hand basin.

Master Bedroom 13'1" x 9'2" (4.0 x 2.8)
The master bedroom provides space for a double bed, further furniture and two windows to the front elevation allow lots of natural light.

Ensuite 7'5" x 5'2" (2.28 x 1.6)
The ensuite contains a double shower cubicle, WC and wash hand basin.

Bedroom Two 10'10" x 8'9" (3.32 x 2.67)
The second bedroom is a further spacious double bedroom with window to the rear elevation.

Bedroom Three 9'10" x 7'1" (3.0 x 2.17)
The third bedroom is a large single bedroom, currently utilised as a home office.

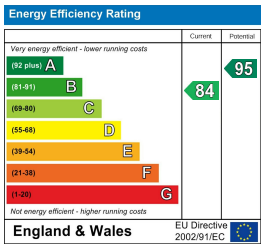
Bathroom 6'6" x 6'10" (2.0 x 2.1)
The bathroom contains a panelled bath, WC and wash hand basin.

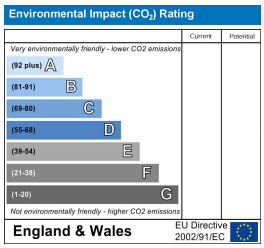
External
Externally the property has a double drive and garage to the front allowing ample off street parking. To the rear of the property there is a large enclosed garden, with lawned area, patio and gravelled sections ideal for outdoor furniture.

Area Map

Floor Plans

Energy Efficiency Graph





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.
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