

Sunningdale, Newton Aycliffe, DL5 4TS
Offers in the region of £270,000

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'The Art of Property'



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Offers in the region of £270,000

Council Tax Band: D

Nestled on the peaceful cul-de-sac of Sunningdale, this charming detached home offers a perfect blend of comfort and modern living. Originally designed with four bedrooms, the property was thoughtfully reconfigured to provide three double bedrooms, the principal now enjoying an ensuite, plus family bathroom, ensuring privacy and convenience for all residents.

The home boasts three inviting reception rooms, plus a well-appointed kitchen/breakfast room, all ideal for family gatherings, while a small utility area and a ground floor WC add to the practicality of the layout. Access to the garage from within the house also enhances the convenience of daily living.

One of the standout features of this property is the generous corner plot, which includes a large west-facing rear garden. This outdoor space is perfect for enjoying sunny afternoons, complemented by the spacious garden room, making it an ideal retreat for leisure and relaxation. The rear garden truly must be viewed to be fully appreciated.

With UPVC double glazing plus composite front door and gas central heating, the home not only offers huge potential, but also current energy-efficiency. The property is offered with no onward chain, allowing for a smooth transition for potential buyers. Located in the desirable Woodham area, residents will find themselves within easy reach of the town centre, while still enjoying the peace and quiet of suburban living. This delightful home is perfect for families or anyone seeking a comfortable and spacious living environment, with viewings strongly recommended.

Please note:

Council tax Band - D

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

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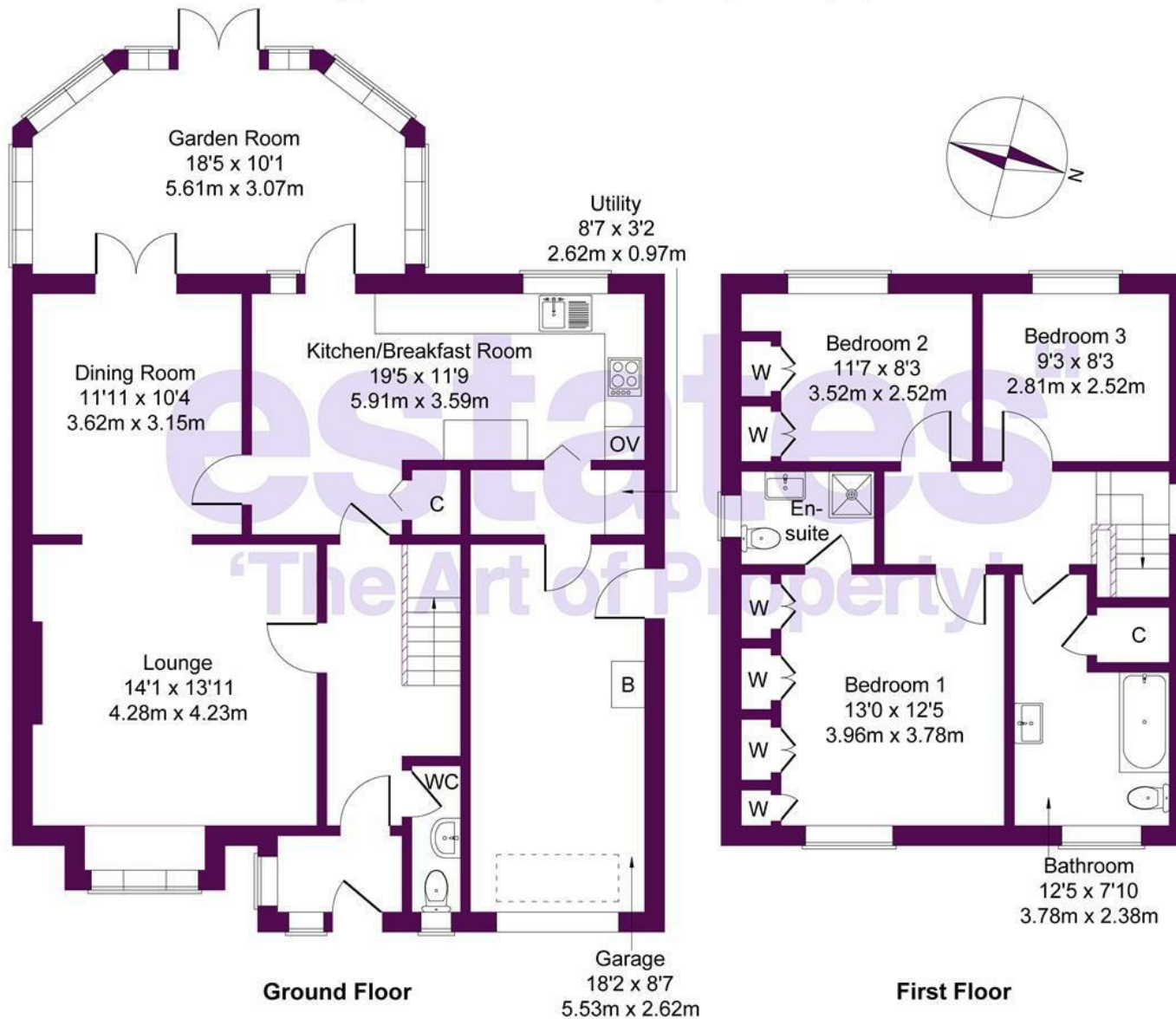
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Approximate Gross Internal Area: (1625 sq ft - 151 sq m.)



Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC