

CARVERS

SALES & LETTINGS

# Bedale Hunt

Newton Aycliffe, DL5 7LT

Offers in the region of £240,000

House - Detached

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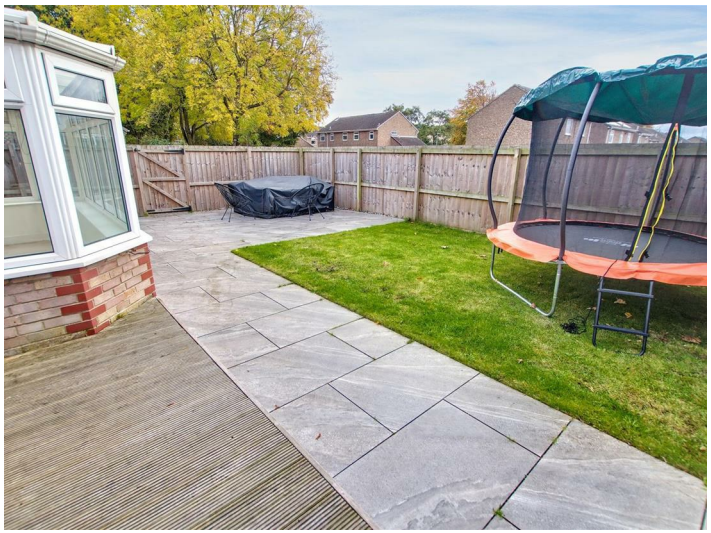
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A beautifully presented DETACHED family home located on the popular "Chase" estate with large open plan kitchen/dining room, utility room, garden room extension and converted garage to provide additional versatile ground floor accommodation. An internal viewing will reveal a welcoming entrance hallway that leads to a convenient ground floor WC featuring a modern white suite. The living room, positioned at the front of the house, provides a cosy space for relaxation. The heart of the home is undoubtedly the expansive open-plan kitchen and dining area, perfect for entertaining and family gatherings. This space is complemented by a utility room and a charming garden room, which features French doors that open onto the rear garden, seamlessly blending indoor and outdoor living. The ground floor also benefits from a garage conversion, currently utilised as a versatile playroom, offering additional space to suit your needs. Ascending to the first floor, you will find four well-proportioned bedrooms, each providing a peaceful retreat. The family bathroom/WC is beautifully appointed, featuring a separate double-sized corner shower cubicle, ensuring convenience for all. Externally, the property is set back from the road with a block-paved driveway that accommodates parking for two vehicles, alongside a lawned garden. The enclosed rear garden is a delightful space, featuring both lawn and patio areas, perfect for outdoor enjoyment. With uPVC double glazing throughout and a gas central heating system, including a newly replaced boiler in 2025, this home is located in a lovely cul-de-sac, it is within walking distance of reputable local schools, making it an ideal choice for families seeking a welcoming community. This property truly represents a wonderful opportunity to create lasting memories in a delightful setting.









- Ground floor WC
- Large utility room
- 4 bedrooms
- Enclosed rear garden
- Integral garage converted to provide additional ground floor room (currently a play room)
- Open plan kitchen/dining room
- Conservatory
- Bathroom/WC with separate double-sized corner shower cubicle
- Driveway
- Popular location

## Sale Ready Pack

Get ready for speedier, smoother and more successful sales with Sale Ready properties!

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches.

The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:
* Evidence of title
* Standard searches (regulated local authority, water & drainage & environmental)
* Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

## Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band D
Local Authority:- Durham County Council

## Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)





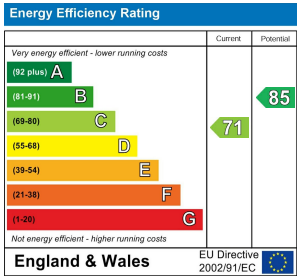
Approx Gross Internal Area
135 sq m / 1455 sq ft




Ground Floor
**Approx 74 sq m / 801 sq ft**

First Floor
**Approx 61 sq m / 654 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.




Property size taken from EPC
1173.00 sq ft





Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

The Property Ombudsman · RICS · naea propertymark PROTECTED · arla propertymark PROTECTED · Ethical Agent Network

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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