



4/5 BEDROOMS with further LOFT ROOM. A corner-sited family home with sizeable enclosed rear gardens pleasantly situated within walking distance of Newton Aycliffe Town Centre. Upon entering, you are greeted by a welcoming hallway that leads to a bay-windowed living room, providing a bright and airy atmosphere. The heart of the home is undoubtedly the modern fitted kitchen/dining room, complete with a central island that invites culinary creativity and family gatherings. A uPVC double glazed conservatory extends the living space, perfect for enjoying the garden views throughout the seasons. The ground floor also features a convenient shower room/WC and a versatile study/, which can easily serve as a fifth bedroom, accommodating guests or providing a quiet workspace. Ascending to the first floor, you will find four bedrooms, alongside a family bathroom/WC that caters to the needs of the household. For those seeking additional space, the loft room presents a fantastic opportunity for a variety of uses, whether it be a playroom, home office, or extra storage. The property is set on a large enclosed corner plot, boasting beautifully maintained gardens with artificial grass and patio areas, ideal for outdoor entertaining or simply enjoying the fresh air. This home is not just a property; it is a sanctuary that offers comfort, style, and versatility in a sought-after location.

With its thoughtful layout and modern amenities, it is a wonderful opportunity for anyone looking to settle in Newton Aycliffe.





- Entrance Hallway
- Conservatory
- Ground floor shower room/WC with modern white suite
- 4 first floor bedrooms with family bathroom/WC
- Sizeable enclosed corner plot gardens
- Bay-windowed living room overlooking rear garden
- Modern fitted kitchen/dining room with central island
- Ground floor study / occasional 5th bedroom
- Loft room suitable for a variety of uses
- Popular central location

Agents Notes
Tenure:- Freehold

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

uPVC double glazing throughout

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

Buyer(s) Identification Checks

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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, garage)

AWAITING FLOOR PLAN

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales			EU Directive 2002/91/EC
			

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