



# CARVERS

SALES & LETTINGS

Westmorland Way  
Newton Aycliffe, DL5 4NN

Offers in the region of £250,000

House - Detached



Occupying a convenient central location close to local schooling and within walking distance of Newton Aycliffe Town Centre this fabulous detached family home has been significantly improved throughout.

Upon entering, you are greeted by a large entrance hallway that sets the tone for the rest of the home. The well-proportioned living room features a delightful log burning stove, creating a warm and inviting atmosphere. Adjacent to this, the separate dining room benefits from patio doors that open directly onto the rear garden, making it perfect for entertaining or enjoying al fresco dining during the warmer months. The recently installed kitchen is both stylish and functional, complemented by a large utility room that includes a convenient ground floor WC.

The first floor comprises three generously sized bedrooms, including a sizeable principal bedroom complete with built-in wardrobes. The additional two bedrooms are also well-sized, providing ample space for family or guests. The modern shower room/WC features a contemporary white suite, ensuring a fresh and clean aesthetic.

Outside, the property is equally impressive. The block-paved driveway offers parking for a number of vehicles, while the attached garage provides additional storage or parking options. The large, established enclosed gardens to the rear feature both lawn and patio areas, perfect for relaxation or outdoor activities.

With uPVC double glazing throughout and gas central heating powered by a "Hive" system, this home is both energy-efficient and comfortable. Cavity wall insulation further enhances its appeal, making it a practical choice for modern living. This delightful property is a must-see for anyone looking to settle in a welcoming community.



- Inviting entrance hallway
- Separately lit living room with log burning stove
- Recently installed kitchen
- Large utility room with ground floor WC
- Well proportioned principal double bedroom with built-in wardrobes
- Two further good size bedrooms
- Shower room/WC with modern white suite
- Block paved driveway suitable for parking a number of vehicles with attached garage
- Generous enclosed rear gardens with lawn and patio areas

## Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Cavity wall insulation

Council Tax:- Band C

Local Authority:- Durham County Council

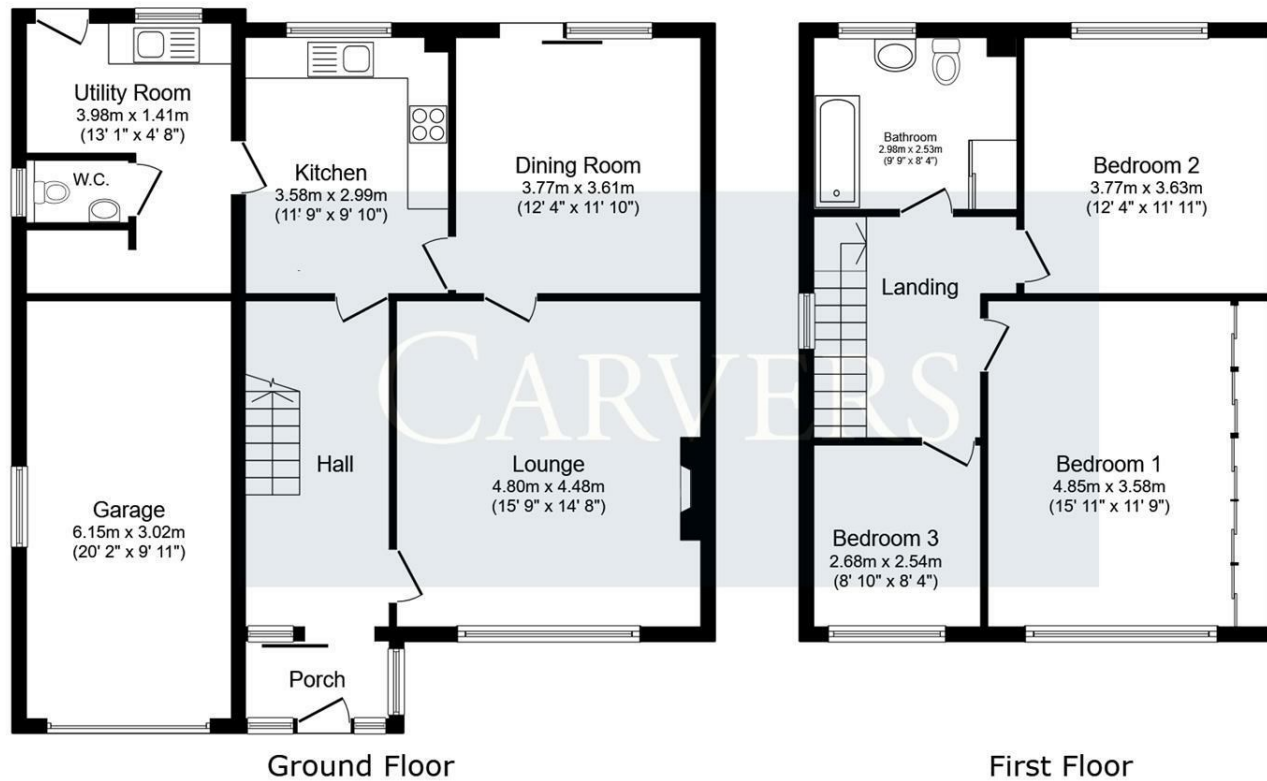
## Buyer(s) Identification Checks

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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 and/or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	70	77
	EU Directive 2002/91/EC	

Property size taken from EPC  
1334.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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