



CARVERS

SALES & LETTINGS

Annand Way

Newton Aycliffe, DL5 4ZD

Offers in the region of £340,000

House - Detached



****5 DOUBLE BEDROOMS** **TWO EN-SUITE'S** **INTEGRAL DOUBLE GARAGE**** An impressive DETACHED family home occupying a corner plot and extending to approximately 2,120 square feet of living space, perfect for families seeking comfort and convenience and ensuring ample space for everyone.

As you enter, you are greeted by an inviting and spacious hallway featuring a striking return staircase and porcelain tiled floor which continues to the kitchen/beakfast room, utility and dining room. The ground floor includes two reception rooms, with a bay-windowed lounge that flows seamlessly into the dining room, which is enhanced by a charming walk-in bay at the rear. The sizeable fitted kitchen/breakfast room is a true highlight, complete with French doors that lead to the enclosed rear garden, making it an ideal space for entertaining or enjoying family meals. Additionally, a useful utility room provides internal access to the integral double garage, adding to the practicality of this home.

The first floor landing is equally impressive, leading to a large principal bedroom, (21sq m / 274sq ft), with its own en-suite shower room/WC, along with a second double bedroom that also features an en-suite shower room/WC. Three further double bedrooms and a family bathroom/WC complete this level, providing plenty of options for family living or guest accommodation.

Outside, the property benefits from a double-width driveway, ensuring convenience for residents and visitors alike and this leads to the integral double garage. The enclosed rear garden offers a private outdoor space for relaxation and play. Modern comforts include uPVC double glazed windows, gas-fired central heating to radiators, and an EV charge point.

The property is ideally located close to local everyday amenities and is within a short drive from the A1M.



- Lovely entrance hallway with feature return staircase and ground floor WC
- Bay-windowed dining room overlooking rear garden
- Utility room
- Second double bedroom with built-in wardrobes and en-suite shower room/WC
- Double width driveway leading to integral double garage
- Bay-windowed lounge
- Large fitted kitchen/breakfast room with French doors
- Sizeable, (21sq m / 274sq ft), principal bedroom with en-suite shower room/WC
- Three further double size bedrooms with family bathroom/WC
- Fabulous family home enjoying corner plot

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band

Local Authority:- Durham County Council

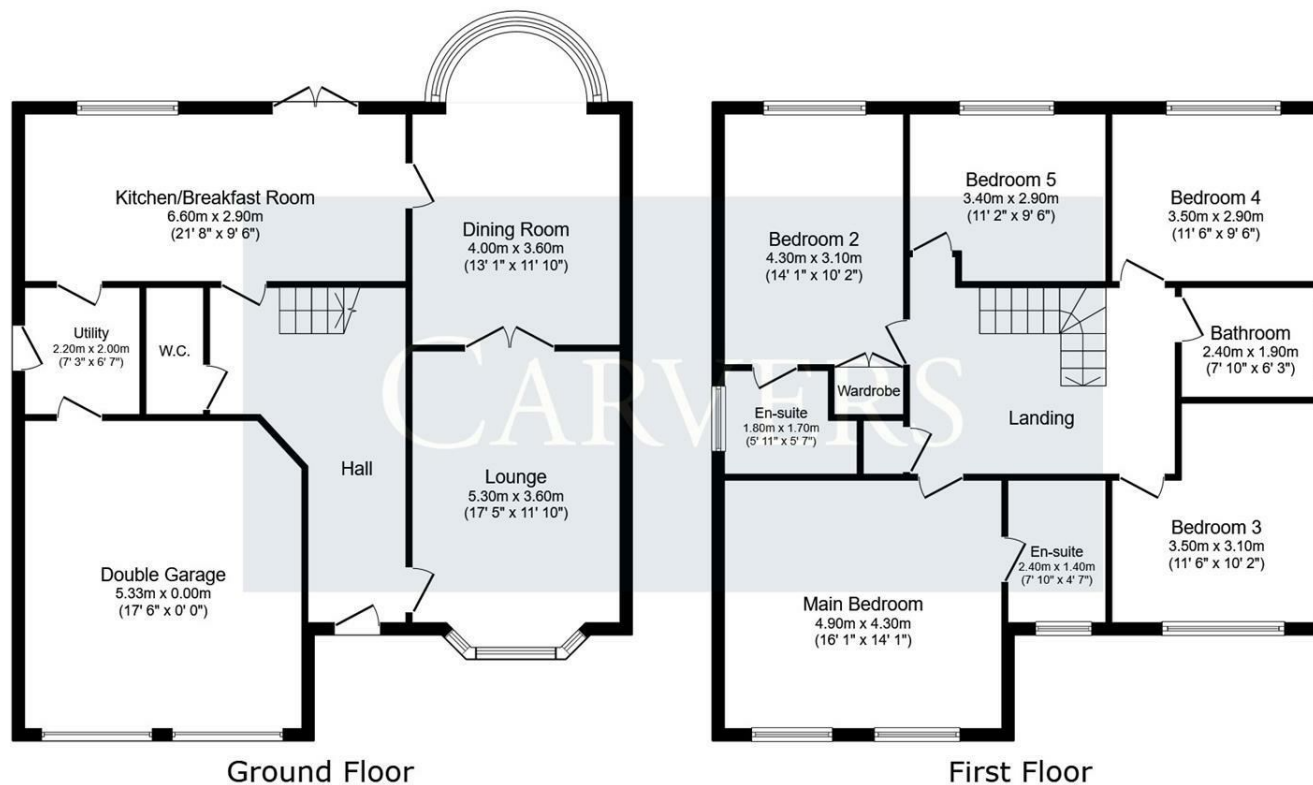
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Property Size

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) A		
(81-91) B		
(69-80) C		
(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		
	81	88

Property size taken from EPC
2120.00 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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