



CARVERS
SALES & LETTINGS

Harebell Meadows

Woodham, DL5 4UG

Offers in the region of £175,000

Bungalow - Detached



This is an excellent opportunity to purchase a DETACHED bungalow which occupies a generous corner plot with potential for extension to both the property and driveway, if required.

Upon entering, you are welcomed by an entrance vestibule complete with a built-in cloaks cupboard, providing a practical touch. The living/dining room is a charming space, enhanced by a feature gas fire and a bay window that invites natural light, creating a warm and inviting atmosphere. The modern fitted kitchen is a culinary delight, equipped with a built-in stainless steel NEFF double oven, a four-ring induction hob, making it perfect for both everyday cooking and entertaining.

The bungalow boasts two bedrooms, including a principal double bedroom that overlooks the rear garden and features built-in mirrored wardrobes for ample storage. The second bedroom offers direct access to the garden through a patio door, allowing for a seamless indoor-outdoor living experience. The property also includes a well-appointed shower room/WC, ensuring convenience for residents and guests alike.

Set on a sizeable corner plot, the property benefits from private enclosed gardens to the rear, providing a peaceful retreat for relaxation or outdoor activities. The front driveway accommodates parking for up to two vehicles and presents potential for extension, should you wish to expand the living space. Additionally, a detached single garage adds further practicality.

With uPVC double glazing and gas fired central heating to radiators the property is offered for sale with no onward chain and we would encourage an internal viewing at the earliest opportunity,



- Living/dining room with feature bay window
- Generous principal bedroom with built-in wardrobes
- Shower room/WC
- Modern fitted kitchen
- Second bedroom with patio door opening to rear garden
- uPVC double glazing & GCH, (rads), with combination boiler
- Driveway with detached single garage
- No onward chain
- Generous corner plot with delightful private rear gardens
- Excellent potential to extend property & create additional parking, if required

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band B

Local Authority:- Durham County Council

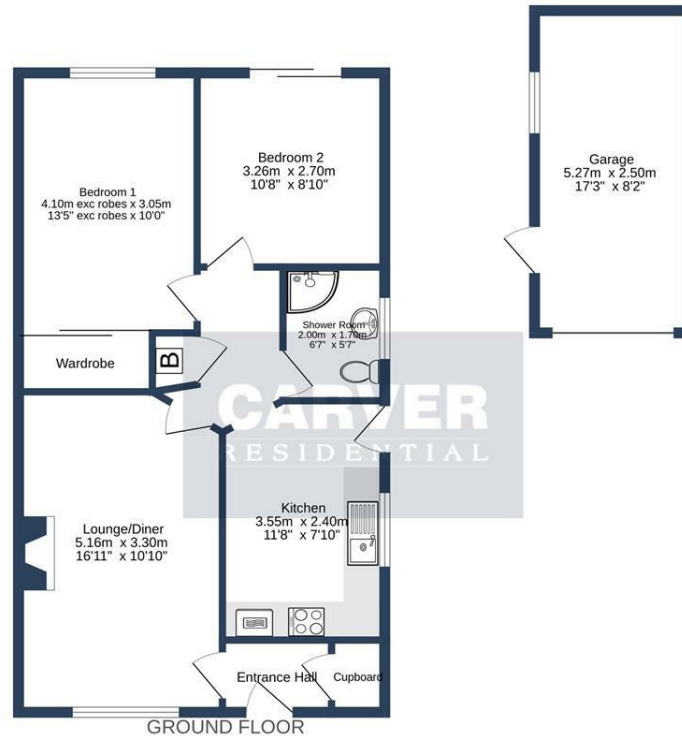
Buyer(s) Identification Checks

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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)





HAREBELL MEADOWS, NEWTON AYCLIFFE, DL5 4UG.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	69	77
		EU Directive 2002/91/EC

Property size taken from EPC
624.00 sq ft

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