



VENTURE  
PLATINUM

Woodham Gate | Newton Aycliffe  
Offers Over £340,000



Ideally situated in the sought-after Woodham area of Newton Aycliffe, this extended four-bedroom detached house offers a perfect blend of space and comfort, making it an ideal home for families. Set on a generous plot, the property boasts beautifully maintained gardens, a garage, and ample parking, ensuring convenience for all residents.

Upon entering, you will find three well-proportioned reception rooms that provide versatile living spaces, perfect for both relaxation and entertaining. The highlight of the home is the lovely garden room, which seamlessly leads onto the rear patio area, creating an inviting space to enjoy the outdoors and host gatherings.

The four bedrooms are thoughtfully designed to accommodate family living, while the two bathrooms offer practicality and ease for busy mornings. Situated in a quiet cul-de-sac, this property provides a peaceful environment, ideal for children to play and families to thrive.

With its desirable location and spacious layout, this home is not just a property; it is a place where cherished memories can be made. Don't miss the opportunity to make this delightful house your new family home.

#### Entrance Hall

Upvc door to front, staircase to first floor landing, double Oak, glazed doors into Lounge, laminate floor and radiator.

#### Lounge 5.94m x 3.63m (19'06 x 11'11)

Upvc double glazed window to front, decorative coving to ceiling, fireplace with inset gas fire, double Oak, glazed doors into dining room and laminate floor.

#### Dining Room 3.12m x 3.61m (10'03 x 11'10)

Double doors to garden, coving to ceiling, laminate flooring and radiator. Ample space for a table and chairs.

#### Kitchen 2.57m x 4.55m (8'05 x 14'11)

Upvc double glazed window to rear, fitted with white wall, base and drawer units with contrasting solid Oak worktops. Stainless steel sink with mixer tap, space for a Range style cooker with fixed extractor over. Space for an undercounter fridge/freezer. Integrated dishwasher. Spotlights to ceiling, Mosaic style, part tiled walls and laminate flooring.

#### Garden Room 4.90m x 4.78m (16'01 x 15'08)

Double doors to rear, with additional glazed window panels. Allowing for lots of natural daylight. Laminate flooring, access to loft and radiator.

#### Ground Floor Cloaks

Upvc double glazed window to front, low level w.c. wash hand basin, radiator and tiled floor.

#### First Floor Landing

Upvc double glazed window to side, storage cupboard and radiator.

#### Bedroom One 3.91m x 3.56m (12'10 x 11'08)

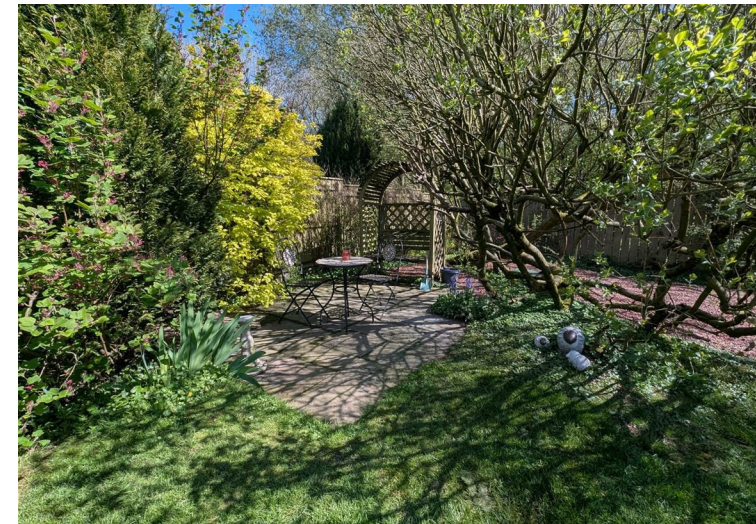
Upvc double glazed window to front, laminate flooring and radiator. Access to en-suite shower room.

#### En-Suite Shower Room

Upvc double glazed obscure window to side, walk in shower cubicle, wash hand basin in vanity and low level w.c. Part tiled walls, tiled floor and spotlights to ceiling.

#### Bedroom Two

Upvc double glazed window to rear, laminate flooring and radiator.





**Bedroom Three** 2.87m x 2.21m (9'05 x 7'03)  
Upvc double glazed window to rear, laminate flooring and radiator.

**Bedroom Four** 2.26m x 2.34m (7'05 x 7'08)  
Upvc double glazed window to front, laminate flooring and radiator.

**Bathroom**  
Panelled bath with shower over, mixer tap and spray, wash hand basin in vanity, low level w.c, heated towel rail, part tiled walls and tiled floor.





#### Externally

To the front there is an ample drive, providing off street parking and access to the double garage. There is also a lawn area and gated side access to the rear.

To the rear the generous garden boasts two patio areas, gravelled paths and well established, shrubs, plants and trees. There is also a large lawn area and the property benefits from not being overlooked to the rear.

#### Double Garage 5.49m x 4.95m (18'0 x 16'03)

With up and over door, space for a washing machine and tumble dryer. Baxi boiler.

#### Tenure

Freehold



### Property Details

Local Authority: Durham  
Council Tax Band: E  
Annual Price: £3437.32  
Conservation Area No  
Flood Risk Very low  
Floor Area 1,539 ft 2 / 143 m 2  
Plot size 0.15 acres  
Mobile coverage  
EE  
Vodafone  
Three  
O2  
Broadband  
Basic  
3 Mbps  
Superfast  
80 Mbps  
Satellite / Fibre TV Availability  
BT  
Sky

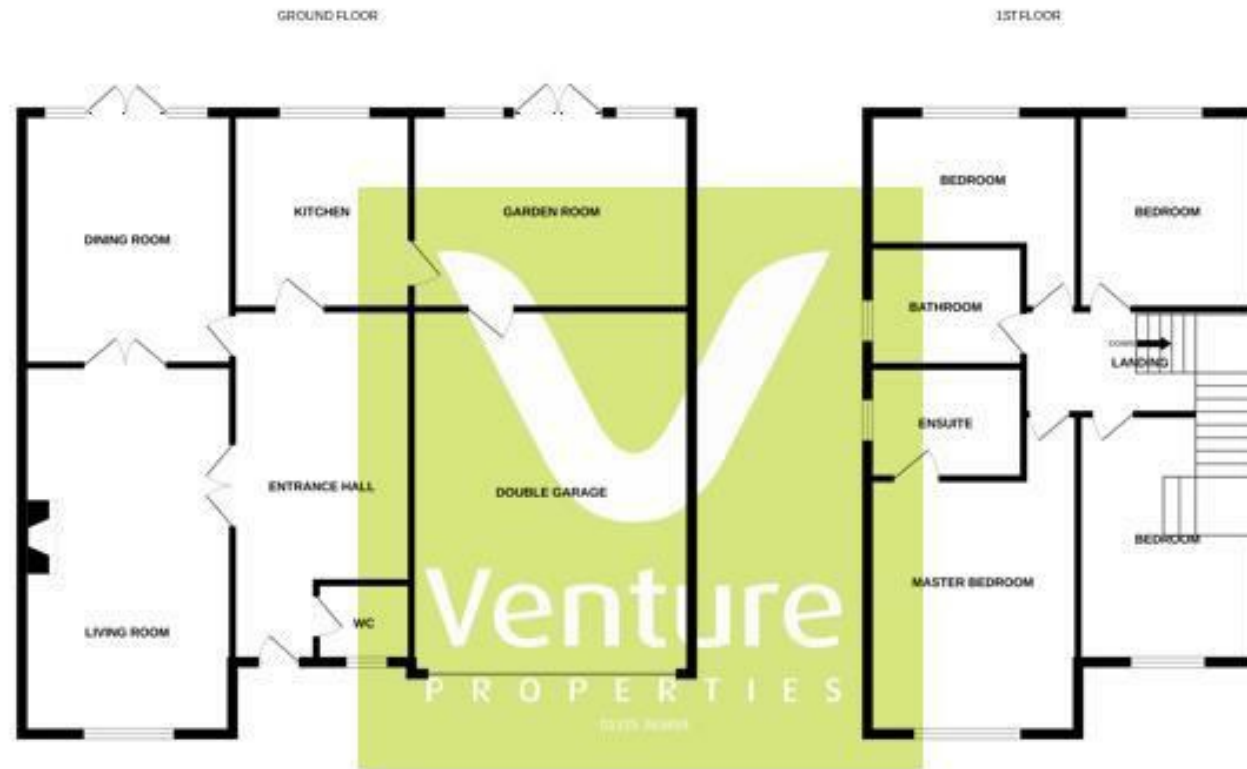
### Note

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house





# 11 Woodham Gate | Newton Aycliffe



WOODHAM GATE, NEWTON AYCLIFFE, DL5 4UB

While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, floors 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.