



CARVERS
SALES & LETTINGS

Hamsterley Road
Newton Aycliffe, DL5 7QB
Offers in the region of £185,000

House - Semi-Detached



A significantly improved SEMI-DETACHED property with FULL-WIDTH GARDEN ROOM EXTENSION to the rear.

The heart of the home is undoubtedly the open plan fitted kitchen and dining area, which boasts built-in stainless steel cooking appliances, a microwave, and a fridge/freezer. The central island not only enhances the kitchen's functionality but also serves as a delightful gathering spot for family and friends. The living room, adorned with a contemporary fireplace, creates a warm and inviting atmosphere, perfect for relaxation.

A standout feature of this property is the full-width garden room extension at the rear, which is bathed in natural light and seamlessly connects to the outdoor space through bi-fold doors. This extension provides an excellent area for entertaining or simply enjoying the views of the enclosed garden, which includes both lawn and patio areas, ideal for summer barbecues or quiet evenings.

Additional conveniences include a ground floor WC and parking for up to three vehicles, with a driveway extending alongside the property. The family bathroom/WC is fitted with a modern white suite, ensuring both style and practicality.

The property is ideally located in the Cobbler's Hall area of Newton Aycliffe and is, therefore, close to local everyday amenities, a public house, schooling and bus routes.



- Ground floor WC with modern white suite
- Full width open plan modern fitted kitchen/diner with built-in stainless steel cooking appliances, microwave and fridge/freezer
- Principal bedroom with built-in wardrobes
- Family bathroom/WC with modern white suite
- Enclosed rear garden with lawn and patio
- Living room with contemporary fireplace
- Fabulous garden room extension with bi-fold doors
- Two further bedrooms
- Driveway to side of property for up to three vehicles
- Beautifully presented throughout

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

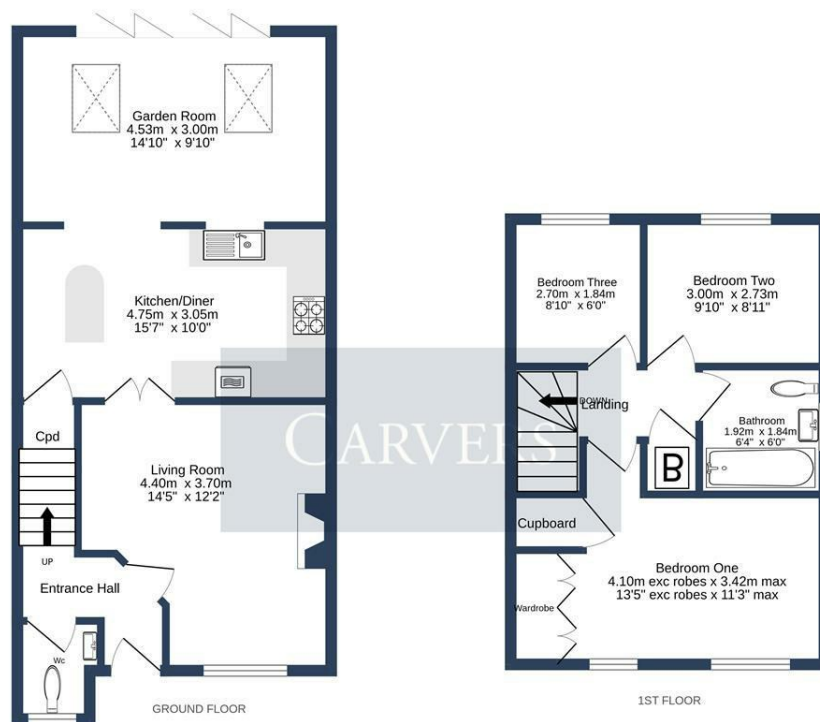
Buyer(s) Identification Checks

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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)





HAMSTERLEY ROAD, NEWTON AYCLIFFE, DL5 7QB.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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		
	71	76
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
sq ft

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