VENTURE

PLATINUM

Hansard Close | Newton Aycliffe
£310,000

Welcome to Hansard Close, in the sought after area known locally as School Aycliffe; a specific area of Newton Aycliffe. This stunning detached house offers a perfect blend of comfort and style. Set on a generous corner plot, the property boasts three generous reception rooms, including a bright and airy garden room. With off street parking, eye pleasing gardens to both front and rear and a garage, makes this stunning property an ideal family home. The well-presented interiors create a warm and inviting atmosphere, ensuring that you feel right at home from the moment you step inside.

With three well proportioned bedrooms and the main bedroom having an en-suite, this property will cater to the needs of a busy household, there is even a ground floor cloakroom. For those who value convenience, off-street parking for two vehicles is available to the front, along with a garage, ensuring that parking is never a concern.

This delightful home is not only practical but also offers nearby travel links to the A1m and the town centre which are both just a five minute drive away. Viewing is highly recommended to fully appreciate the charm and potential of this delightful property.

Don't miss your chance to make this house your new home.

Entrance Hall
Composite door to front, a archway leading to a bright and airy hallway with staircase to first floor landing and two radiators.

Lounge 7.54m x 3.56m (24'09 x 11'08)
Upvc double glazed, large window to front, coving to ceiling and electric log burner fire, inset into chimney breast wall, with tiled feature and wood beam surround. Stylish fully glazed double doors, with wood frame lead to the garden/sun room. Radiator.

Garden / Sun Room 5.79m x 2.62m (19'00 x 8'07)
A stunning room with lots of natural daylight provided by two double glazed windows to the rear, an arched window to the side, three Velux roof light windows and double doors leading to the rear garden patio area. Spotlights and wood floor with two radiators and open aspect to the dining room.

Dining Room 2.92m x 3.51m (9'07 x 11'06)
A generous room with ample space for a dining table and chairs, internal glazed window/panel looks into the utility area. Coving to ceiling and radiator with access to the kitchen.

Kitchen 6.73m x 2.54m (22'01 x 8'04)
A well equipped galley style kitchen with parallel wall, base and drawer units. stainless steel sink with mixer tap, space for a range style cooker, fridge freezer and dishwasher. The large window allows for lots of light and there is even enough space for a bistro type table and chair set. Radiator, part (New York style) tiled walls and access to the utility room.

Utility Room 1.70m x 2.54m (5'07 x 8'04)
Upvc double glazed window to rear and door to side. This fully tiled room boasts an inset Belfast sink, base units with contrasting wood worktops and space for a washing machine.

Ground Floor Cloaks
Upvc double glazed obscure window to front, w.c, wash hand basin and radiator with part tiled walls.

Study / Office 3.96m x 3.02m (13'0 x 9'11)
Upvc double glazed window to rear, access to garage and radiator.

First Floor Landing
With a decorative, obscure double glazed window to the front.

Bedroom One 4.62m x 3.58m (15'02 x 11'09)
A spectacular Juliet style window/balcony to the front and further window to side. Fitted wardrobes and access to the en-suite.

En-Suite 2.84m x 2.57m (9'04 x 8'05)
A spacious room with upvc double glazed obscure window to the rear, walk in double sized shower, wash hand basin and low level w.c. Built in storage cupboards, coving and spotlights to ceiling and radiator.

Bedroom Two 3.56m x 2.54m (11'08 x 8'04)
Upvc double glazed window to front, coving to ceiling and radiator.

Bedroom Three 2.69m x 2.92m (8'10 x 9'07)
Upvc double glazed window to rear, coving to ceiling, built in wardrobes and radiator.

Bathroom 3.58m x 1.73m (11'09 x 5'08)
Upvc double glazed obscure window to rear, bath with shower over and concertina screen, wash hand basin, low level w.c and heated towel rail. Part tiled walls.

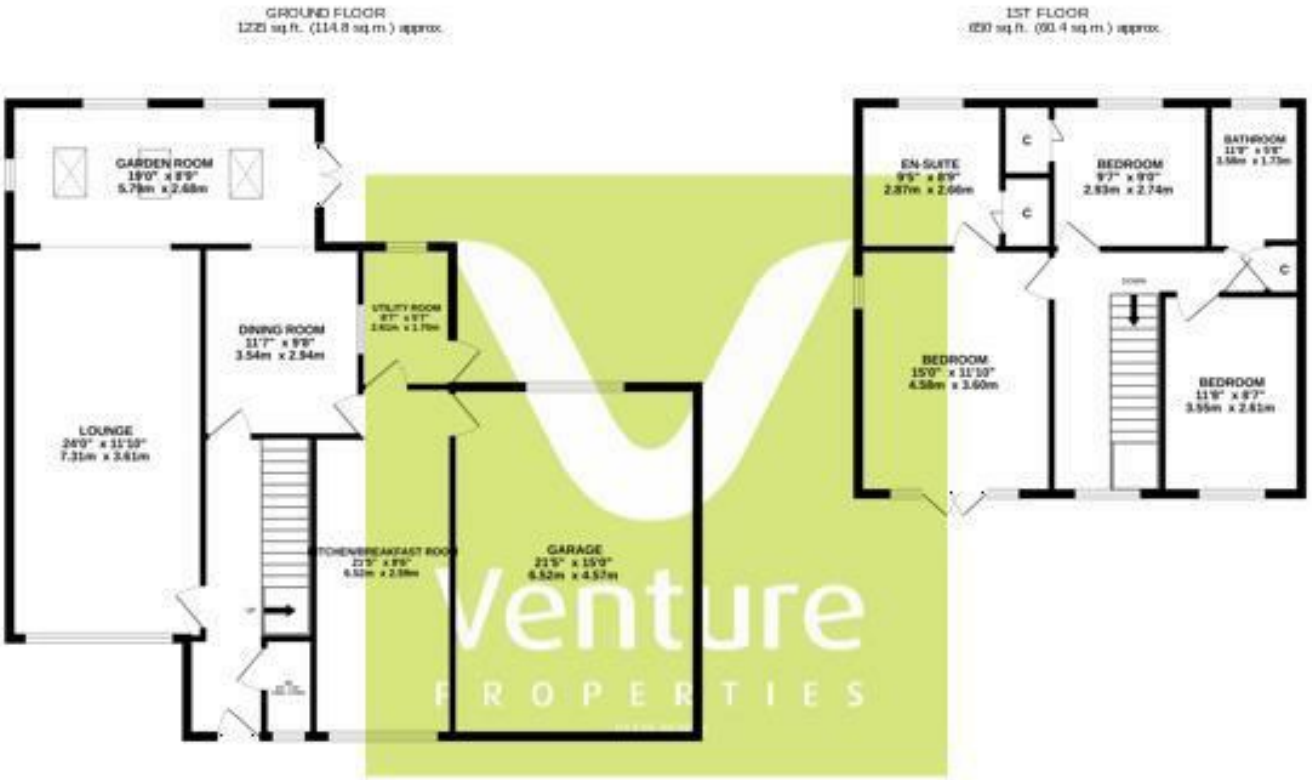
Externally
To the front there is a generous driveway providing off street parking and access to the garage via electric roller shutter door. The garage measures (10'04 x 15'01). There is also a decorative, well stocked garden with hedged borders, lawn and gated access to the rear.
To the rear the particularly eye pleasing, enclosed, split level garden offers a peaceful retreat with a generous lawn area, well stocked borders, pebbled feature area and a paved patio with ample space for seating. There is also a useful shed.

Tenure
Freehold

Property Details
Local Authority: Durham
Council Tax Band: E
Annual Price: £3,205
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.14 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
9 Mbps
Superfast
132 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

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

1 Hansard Close | Newton Aycliffe



1 HANSARD CLOSE

TOTAL FLOOR AREA : 1886 sq.ft. (175.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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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.

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