

CARVERS

SALES & LETTINGS

Westmorland Way

Newton Aycliffe, DL5 4NN

Price £235,000

House - Detached

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Occupying a convenient central location close to local schooling and within walking distance of Newton Aycliffe Town Centre this fabulous detached family home has been significantly improved throughout.

Upon entering, you are greeted by a large entrance hallway that sets the tone for the rest of the home. The well-proportioned living room features a delightful log burning stove, creating a warm and inviting atmosphere. Adjacent to this, the separate dining room benefits from patio doors that open directly onto the rear garden, making it perfect for entertaining or enjoying al fresco dining during the warmer months. The recently installed kitchen is both stylish and functional, complemented by a large utility room that includes a convenient ground floor WC.

The first floor comprises three generously sized bedrooms, including a sizeable principal bedroom complete with built-in wardrobes. The additional two bedrooms are also well-sized, providing ample space for family or guests. The modern shower room/WC features a contemporary white suite, ensuring a fresh and clean aesthetic.

Outside, the property is equally impressive. The block-paved driveway offers parking for a number of vehicles, while the attached garage provides additional storage or parking options. The large, established enclosed gardens to the rear feature both lawn and patio areas, perfect for relaxation or outdoor activities.

With uPVC double glazing throughout and gas central heating powered by a "Hive" system, this home is both energy-efficient and comfortable. Cavity wall insulation further enhances its appeal, making it a practical choice for modern living. This delightful property is a must-see for anyone looking to settle in a welcoming community.









- Inviting entrance hallway
- Naturally lit living room with log burning stove
- Separate dining room with patio door opening to rear garden
- Recently installed kitchen
- Large utility room with ground floor WC
- Well proportioned principal double bedroom with built-in wardrobes
- Two further good size bedrooms
- Shower room/WC with modern white suite
- Block paved driveway suitable for parking a number of vehicles with attached garage
- Generous enclosed rear gardens with lawn and patio areas

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches.

The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:
* Evidence of title
* Standard searches (regulated local authority, water & drainage & environmental)
* Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Cavity wall insulation

Council Tax:- Band C
Local Authority:- Durham County Council

Buyer(s) Identification Checks

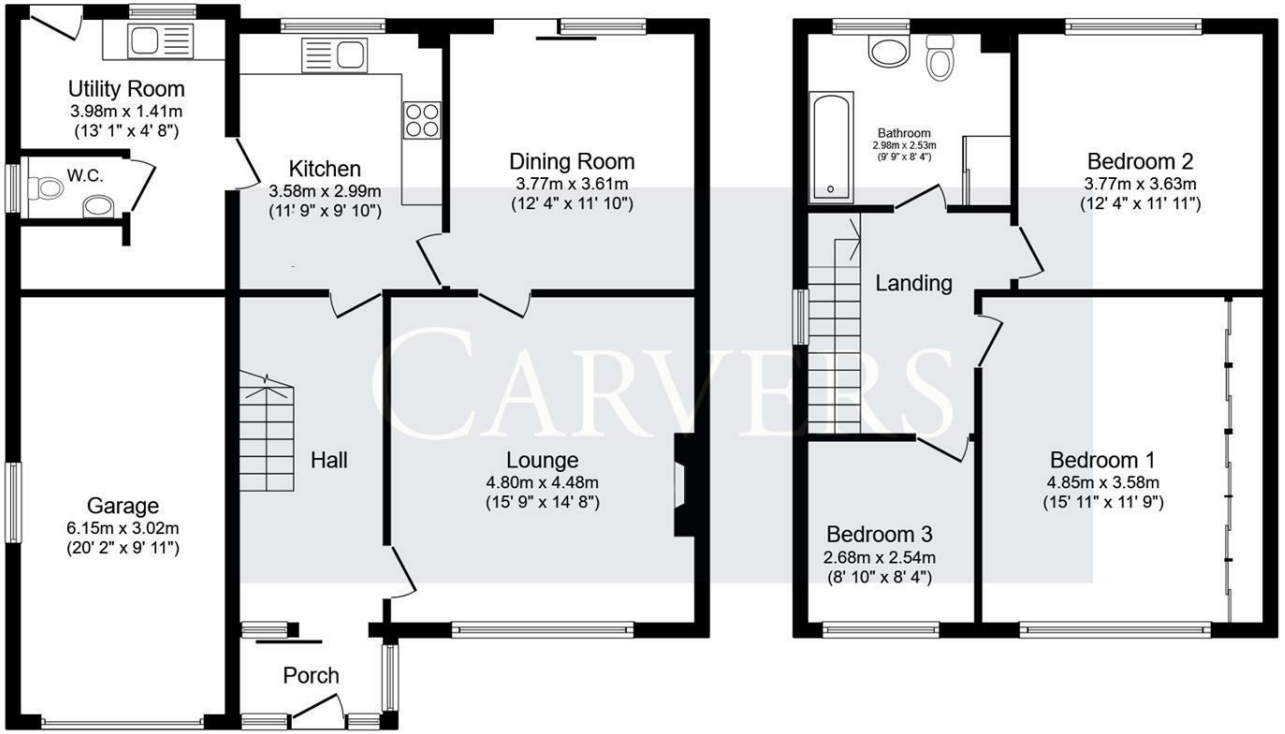
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

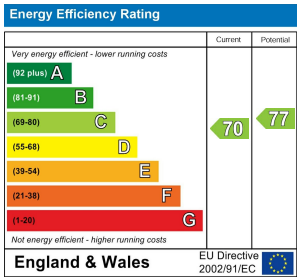
Property Size

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)









Property size taken from EPC
1334.00 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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