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Youens Crescent
Newton Aycliffe, DL5 4ZE

Offers over £240,000

House - Detached
4 Bedroom/s
2 Bathroom/s

A beautifully presented 4 BEDROOM detached family home enjoying a pleasant position on this popular development. The property presents a splendid opportunity to acquire a property that boasts both space and comfort featuring two inviting reception rooms, perfect for both relaxation and entertaining. The bay-windowed living room offers a warm and welcoming atmosphere, while the separate dining room, complete with French doors, seamlessly connects to the enclosed rear garden, ideal for enjoying the outdoors. The fitted kitchen is complemented by a utility room and a convenient ground-floor WC, enhancing the practicality of this family home. The first floor reveals a sizeable principal bedroom, which benefits from built-in wardrobes and an en-suite shower room/WC, providing a private retreat. Three additional bedrooms, one of which also features built-in wardrobes, offer ample space for family or guests. The beautifully appointed family bathroom/WC showcases a contemporary white suite, ensuring a stylish finish. Externally, the property is equally impressive, featuring a double-width block-paved driveway along with an integral single garage. The enclosed rear garden, bordered by tranquil woodland, provides a peaceful sanctuary for outdoor activities and relaxation. With uPVC double-glazed windows and gas central heating throughout, this home is both energy-efficient and comfortable. Its prime location ensures easy access to local amenities, making it a perfect choice for families or professionals seeking a blend of modern living and convenience. This property is not to be missed; it truly embodies the essence of contemporary family living in a sought-after area.





- Bay-windowed living room
- Fitted kitchen
- Sizeable principal bedroom with en-suite shower room/WC
- Family bathroom/WC with free-standing bathtub and contemporary white suite
- Enclosed rear garden bordering woodland
- Separate dining room with French doors to rear garden
- Utility room with ground floor WC
- Three further bedrooms
- Double width driveway with integral single garage
- Popular Cobbler's Hall location

Agents Notes

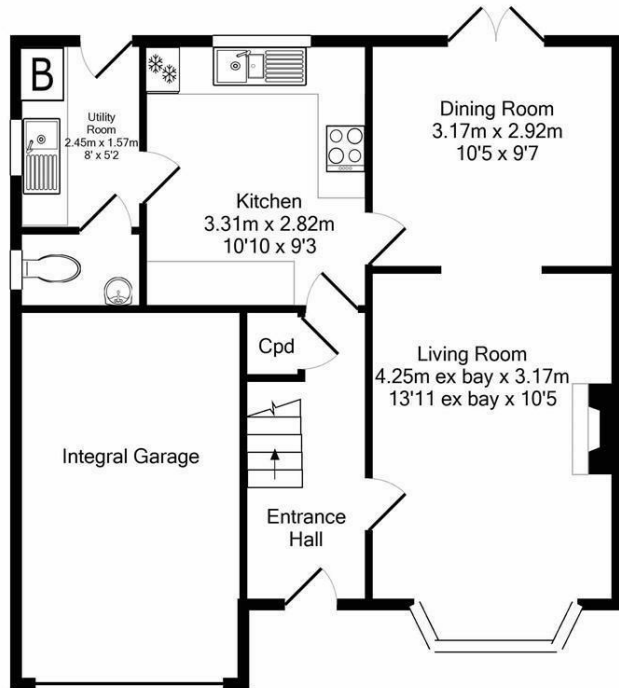
Tenure:- Freehold
 Mains gas, (central heating to radiators), electricity & drainage
 uPVC double glazing throughout
 EV charge point
 Council Tax:- Band D
 Local Authority:- Durham County Council

Property Size

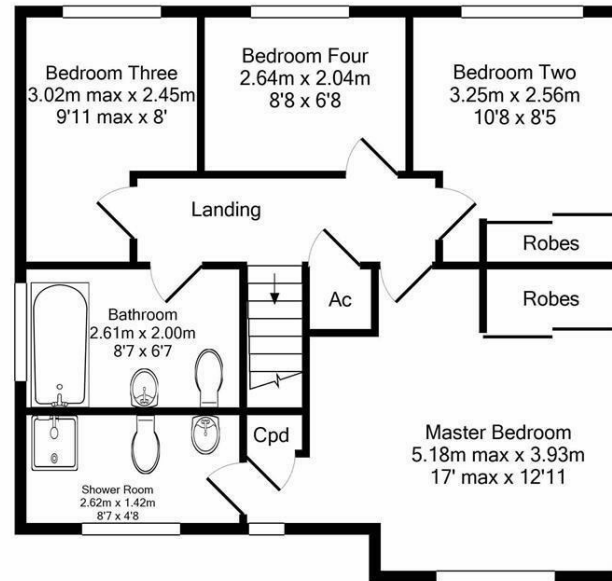
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory, garage)

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.



GROUND FLOOR
APPROX. FLOOR
AREA 59.0 SQ.M.
(636 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 52.5 SQ.M.
(566 SQ.FT.)

YOUENS CRESCENT, NEWTON AYCLIFFE, DL5 4ZE.
TOTAL APPROX. FLOOR AREA 111.6 SQ.M. (1201 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Vary 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		76	87
		EU Directive 2002/91/EC	

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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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