



CARVERS
SALES & LETTINGS

Foxglove Close
Newton Aycliffe, DL5 4PF
Offers in the region of £280,000

House - Detached



A beautiful significantly improved detached family home which must be viewed to be fully appreciated.

Upon entering, you are greeted by an entrance vestibule that leads to a convenient ground floor WC. The living room, located at the front of the house, features a staircase that ascends to the first floor, creating a warm and open atmosphere. Adjacent to the living room is a separate dining room, which boasts French doors that open into a delightful uPVC double glazed conservatory. This bright space also has French doors leading to the rear garden, making it perfect for entertaining or enjoying family gatherings.

The heart of the home is undoubtedly the fabulous kitchen/breakfast room, equipped with a range of integrated appliances and a central island, providing both functionality and style. The generous principal bedroom comes complete with built-in wardrobes and an en-suite shower room, ensuring a private retreat. Three additional bedrooms offer ample space for family or guests, complemented by a family bathroom/WC.

Outside, the property features a driveway leading to an integral garage. The lawned front garden adds to the curb appeal, while the delightful enclosed rear garden, with its lawn and patio areas, provides a space to relax and unwind.

Situated in the popular Cobblers Hall location, this home is conveniently close to local amenities, making it an ideal choice for those seeking both comfort and convenience. This property truly represents a wonderful opportunity for modern family living.



- Ground floor WC
- uPVC conservatory
- Principal bedroom with built-in wardrobes
- Three further bedrooms
- Driveway leading to integral garage
- Living room opening to separate dining room
- Fabulous kitchen/breakfast room with a range of integrated appliances and central island
- En-suite shower room/WC
- Family bathroom/WC
- Delightful enclosed gardens to the rear with lawn and patio

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Durham County Council

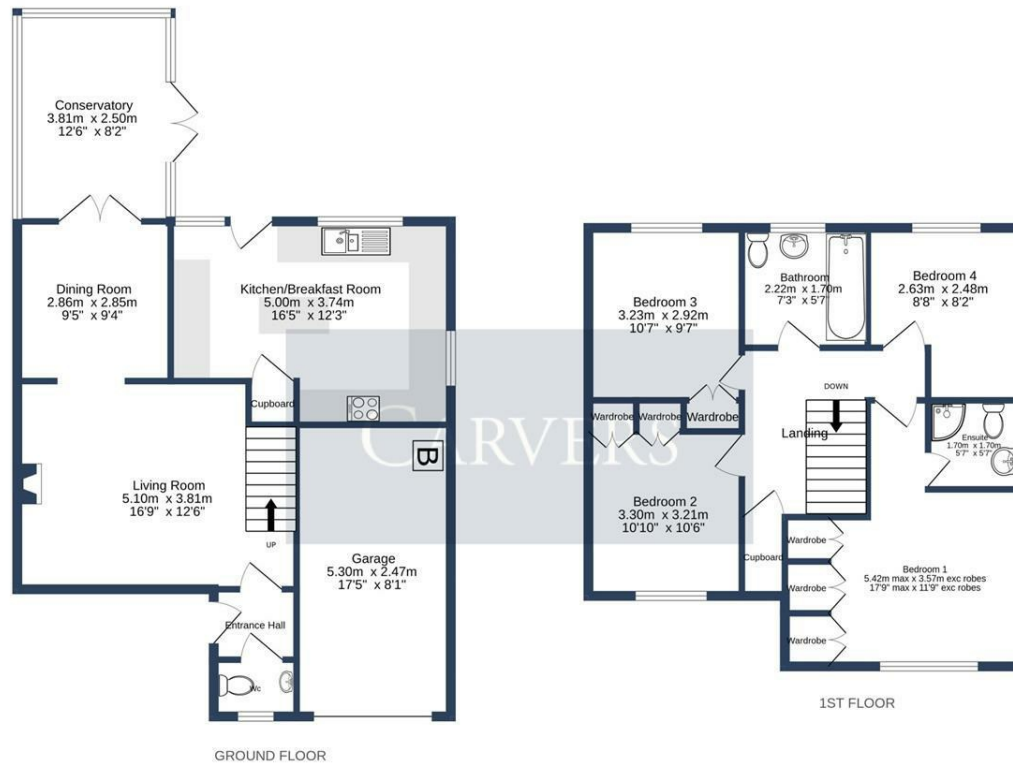
Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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)





FOXGLOVE CLOSE, NEWTON AYCLIFFE, DL5 4PF

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.
Made with Metropix 62026

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		
England & Wales	69	74
	EU Directive 2002/91/EC	

Property size taken from EPC
sq ft

Searching 1,000s of mortgages
Access to 12,000+ products from 90+ lenders across the UK.
Call: 01325 370341 Visit: Any of our offices
Web: mortgageadvicebureau.com/carvers

Your home may be repossessed if you do not keep up repayments on your mortgage.
There may 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.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.