



**Durham Road**  
Newton Aycliffe DL5 6LJ

**£775,000**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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# Durham Road

## Newton Aycliffe DL5 6LJ



- Five Bedroom Luxury Bungalow
- Multiple Off Street Parking
- Electric Gated Entrance

Located in the sought after Aycliffe Village, this beautifully presented detached bungalow on Durham Road offers a perfect blend of style and functionality. With five spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking ample living space.

The bungalow boasts three reception rooms, providing versatile living options that can easily adapt to your family's needs, whether it be a cosy lounge, a formal dining area, or a playroom for the children. Finished to the highest specifications, every corner of this home reflects quality and attention to detail, ensuring a comfortable and inviting atmosphere.

Outside, the property features generous outdoor space, perfect for children to play or for hosting summer gatherings with friends and family. The ample parking facilities add to the convenience of this delightful home, making it easy for you and your guests to come and go.

Located close to key road links, including the A1(M), this property offers excellent connectivity for commuting and exploring the surrounding areas. With its stylish design and practical layout, this bungalow is not just a house; it is an ideal family home waiting to welcome you. Don't miss the opportunity to make this stunning property your own.

### Entrance Hallway

Double doors to front, storage cupboard, spotlights to ceiling and porcelain tiled floor with under floor heating.

### Lounge/Dining Room

Two window to front and bi-fold doors to patio area. spotlights to ceiling, porcelain tiled floor with under floor heating. (There are also services installed for kitchen). Table and chairs.

### Kitchen/Breakfast Room

Window to front and double doors to side, solid oak wall, base and drawer units with granite work surfaces. Inset sink with mixer tap, integrated hob and oven. Integrated dishwasher and fridge freezer. Space for a washing machine and tumble dryer. Porcelain floor with under floor heating, access to boarded and insulated loft via drop down ladder. Bistro table and chairs.

### Shower Room

With walk in shower.

### Separate w.c.

Window to rear, low level w.c and bowl style wash hand basin in vanity. Storage cupboard, porcelain tiled floor with under floor heating.

### Garden Room/Gym/Annexe

Two windows to rear and side, bi-fold doors to side. Currently utilised as a Gym. There is also a Sauna.

### Inner Hallway

Porcelain floor with under floor heating and two storage cupboards.

- Newton Aycliffe Location
- Spacious and Airy Rooms
- Council Tax Band E

### Lounge

Three windows to rear, media wall with integrated real flame effect glass fire and T.V. Six recesses with light, wall panelling, spotlights to ceiling and radiators.

### Main Bedroom

Panelled walls, media wall and radiator. Access to en-suite bathroom and dressing area. TV Point.

### Dressing Area

Window to rear, walk in wardrobes with hanging space4 and power points.

### En-suite Bathroom

Window to rear, freestanding bath, walk in shower with waterfall and spray, wash hand basin in vanity unit and w.c. Natural stone, vertical radiator and spotlights to ceiling.

### Bedroom Two

Window to side, spotlights ceiling and radiator. TV Point.

### Bedroom Three

Window to side, spotlights to ceiling and radiator. TV Point.

### Bedroom Four

Window to side, spotlights to ceiling and radiator. TV Point.

### Bedroom Five

Window to side, laminate flooring, spotlights to ceiling and radiator. Wired in for T.V.

### Family Bathroom

Window to front, bath with central taps, low level w.c, wash hand basin in vanity. Porcelain walls and floor with under floor heating, spotlights to ceiling and extractor fan.

### Garden Room/Playroom

Double doors to rear and window to side, recess for tv, spotlights to ceiling, porcelain flooring and under floor heating. TV Point.

### Double Garage

With electric door, power and light.

### Externally

Remote control double gated entry to ample driveway with space for numerous vehicles. Patio area and astro turf.

### Tenure

Freehold

### Property Details

Local Authority: Durham

- Immaculately Presented Throughout
- Garage
- Epc Rating D

Council Tax Band: E  
Annual Price: £3,118  
Conservation Area Nb  
Flood Risk Very low  
Floor Area 3,584 ft 2 / 333 m 2  
Plot size 0.60 acres  
Mobile coverage

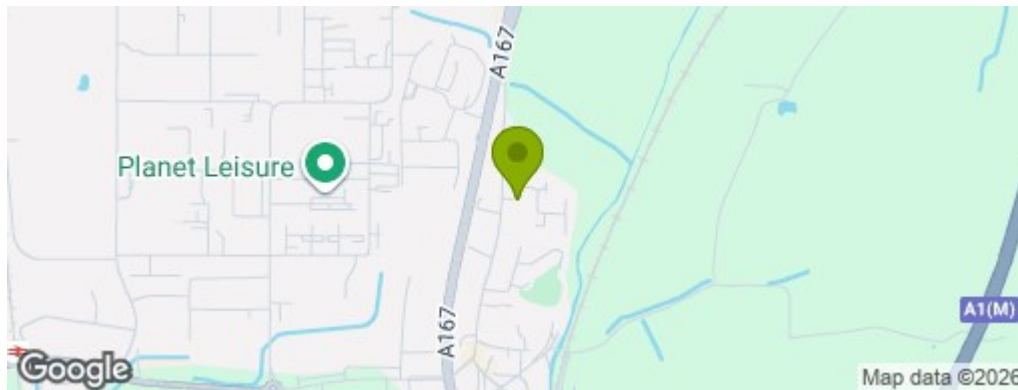
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
13 Mbps  
Superfast  
80 Mbps  
Satellite / Fibre TV Availability

BT  
Sky

### Note

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## Property Information

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