Birch Way

Newton Aycliffe DL5 7BJ

£240,000

Venture
PROPERTIES

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x 3 x 2 x 2

- Three Bedroom Detached Property
- Double Garage & Off Street Parking
- Transport Links Within Walking Distance
- Situated on a New Development
- Very Well Presented
- Council Tax Band B
- Spacious Corner Plot
- Generous Rear Garden
- EPC Rating D

Welcome to Birch Way, Newton Aycliffe, this stunning detached house offers a perfect blend of modern living and tranquil surroundings. Situated on a corner plot within a new development, the property boasts an impressive layout with an inviting reception room, ideal for both entertaining guests and enjoying family time. An open plan kitchen and dining area provide an ideal space for meal times.

The house features three well-proportioned bedrooms, providing ample space for relaxation and privacy. With two bathrooms, one being an en-suite, morning routines will be a breeze for the whole family, especially with the added bonus of a ground floor cloakroom. The design of the home maximises natural light, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is the double garage and off-street parking for two vehicles. This is a rare find in a residential area, ensuring convenience for families with multiple cars.
The outdoor space is equally impressive, with a private enclosed garden to the rear and views of green open spaces to the front, for an enhanced sense of calm . Whether you wish to enjoy a morning coffee in the garden or host summer barbecues, the surroundings provide a perfect backdrop for outdoor living. This home is not just a property; it is a lifestyle choice, combining comfort, space and style.

Viewing is recommended so don't miss the chance to make this delightful residence your own.

Entrance Hall
Door to side and window to front, staircase to first floor landing with storage under and radiator. Access to the ground floor cloaks.

Lounge
12'11 x 12'1 (3.94m x 3.68m)
Window to front and radiator.

Kitchen / Dining Room
18'1 x 9'7 (5.51m x 2.92m)
Window and double doors to side, fitted wall, base and drawer units, integrated appliances and gas hob with fixed extractor over and oven. Stainless steel sink unit with mixer tap and tiled splashbacks. Spotlights to ceiling and open aspect to the dining area. Double doors to the side, window to rear and plenty of space for a dining table and chairs. Radiator.

Utility Room
Door to rear, fitted worktop with space for a washing machine and tumble dryer. Wall mounted concealed boiler.

Ground Floor Cloaks
With low level w.c and wash hand basin, part panelled walls and radiator.

First Floor Landing

Bedroom One
13'0 x 10'8 (3.96m x 3.25m)
Window to side, radiator and access to the en-suite shower room.

En-Suite Shower Room
Window to front, walk in shower cubicle, wash hand basin and low level w.c, part tiled walls and radiator.

Bedroom Two
9'8 x 9'7 (2.95m x 2.92m)
Window to side and radiator.

Bedroom Three
9'7 x 8'3 (2.92m x 2.51m)
Windows to side and rear with radiator.

Bathroom
Window to rear, panelled bath with shower over and screen, wash hand basin and low level w.c. Fully tiled walls and radiator.

Externally
Situated on a corner plot at the end of a quiet cul-de-sac, to the side of the property there is a small lawn area whilst to the front there is access to a double, detached garage with two off street parking spaces. There is also gated access to the rear garden.
To the rear a private, generous enclosed garden mainly laid to lawn with patio area.

Tenure
Freehold

Property Details
Local Authority: Durham
Council Tax Band: D
Annual Price: £2,622
Conservation Area No
Flood Risk Very low
Floor Area 947 ft 2 / 88 m 2
Plot size 0.06 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
4 Mbps
Superfast
37 Mbps
Ultrafast
900 Mbps
Satellite / Fibre TV Availability
BT
Sky

Note
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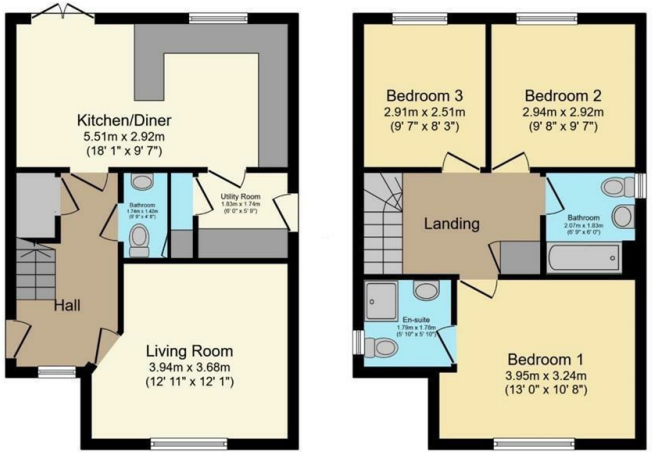
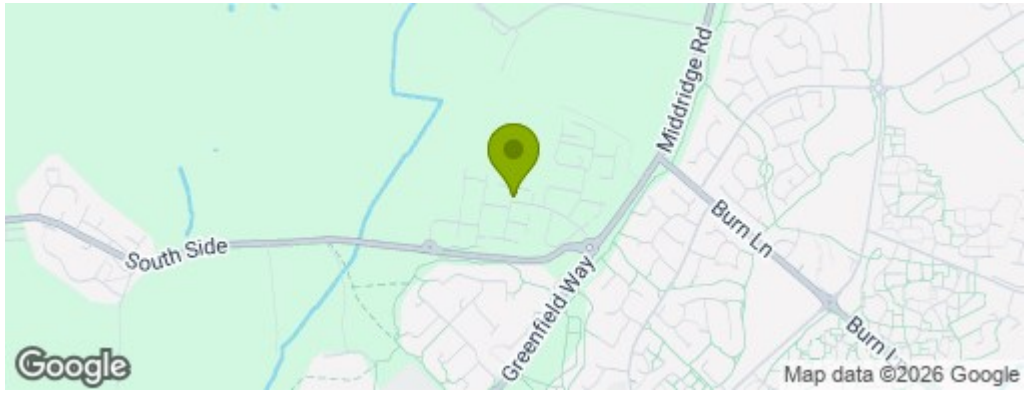


Total floor area 88.8 m² (956 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



Property Information

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