



9 EADE CLOSE, NEWTON AYCLIFFE, DL5 7QG

£280,000

A beautifully maintained detached family residence offering generous and thoughtfully designed living space, ideal for modern day family life. at the heart of the home is a superb open plan kitchen and dining area, comprehensively fitted with a wide range of contemporary units and ample workspace. as well as underfloor heating, creating a sociable and practical environment for both everyday living and entertaining. the master bedroom benefits from a stylishly refurbished ensuite shower room with wc, finished to a high standard. there is also the added convenience of an integral single garage with electric roller door providing secure parking or additional storage.

Positioned within a highly regarded and sought after area, the property enjoys a pleasant setting and is enhanced by gas central heating to radiators and upvc double glazing throughout, ensuring comfort and energy efficiency all year round.



LOUNGE
16'9 x 12'7 (5.11m x 3.66m)

KITCHEN/DINING ROOM
25'2 x 9'7 (7.67m x 2.92m)

GARAGE
16'6 x 7'7 (5.03m x 2.31m)

BEDROOM ONE
11'8 x 11'8 (3.56m x 3.56m)

BEDROOM TWO
10'06 x 8'2 (3.20m x 2.49m)

BEDROOM THREE
11'2 x 8'5 (3.40m x 2.57m)

BEDROOM FOUR
8'6 x 8'2 (2.59m x 2.49m)

BATHROOM
6'10 x 5'9 (2.08m x 1.75m)

EN SUITE
7'7 x 3'7 (2.31m x 1.09m)

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		
	69	80
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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