



A beautiful DETACHED family home with magnificent full-width rear SITTING ROOM EXTENSION with multi-fuel stove and Pocket doors giving the option of open plan or separate sitting room living. Modern FITTED KITCHEN with a range of built-in NEFF appliances and granite work surfaces. EN-SUITE WET ROOM/WC with granite surfaces. PRIVATE enclosed SOUTH FACING rear garden. Upon entering, you are greeted by a bright entrance hallway that leads to a convenient ground-floor WC and also has access to garage. The heart of the home is the expansive living and dining room, which seamlessly connects to a modern fitted kitchen and breakfast room. This kitchen boasts elegant granite work surfaces and a selection of integrated "NEFF" appliances to include full size fridge, full size freezer, two hide & slide NEFF ovens, NEFF microwave, NEFF dishwasher, NEFF 5 zone induction hob, extractor fan, making it a delight for any culinary enthusiast. The magnificent full-width ground-floor sitting room extension features "Velux" roof windows that flood the space with natural light, while French doors open onto the private

SOUTH FACING garden, creating a perfect setting for entertaining or relaxing. Pocket doors giving the option of open plan living or separate sitting room living and a dual fuel stove adds a touch of warmth and charm to this inviting area. The principal bedroom is a true retreat, complete with built-in wardrobes and drawers and an en-suite wet room/WC that features under-floor heating and granite surfaces for added luxury. Three additional bedrooms, two of which also have built-in wardrobes, provide ample space for family or guests. The family bathroom/WC is tastefully designed with a modern white suite and elegant travertine tiling. Integrated loft ladder leads up to a partly boarded loft space to include shelving. Outside, the property boasts a double-width driveway along with an integral single garage which boasts plumbing and electrics plus sink and there is loft space for additional storage. The private enclosed SOUTH FACING

garden overlooking to a small greenbelt area to the rear offers a lovely lawn and patio area, perfect for outdoor enjoyment. With uPVC double glazing and a gas central heating system controlled by HIVE, this home ensures comfort and efficiency throughout the year. CCTV covers front/side and back of property. This property is not just a house; it is a wonderful family home in a sought-after location, making it a must-see for anyone looking to settle in Woodham.





- Entrance hall with ground-floor WC
- Living/dining room opening to fabulous kitchen/breakfast room with granite work surfaces and a range of integrated NEFF appliances
- Principal bedroom with built-in wardrobes/drawers and en-suite wet room/WC with granite tops
- Loft with ladder, partly boarded with added shelving
- Integral single garage with double width driveway

- Internal doorway to integral garage with plumbing, electrics and loft space
- Wonderful sitting room extension with "Velux" roof windows, French doors leading to rear garden and multi-fuel stove with pocket doors into living/dining room
- Three further bedrooms, (two with built-in wardrobes)
- Private enclosed South facing rear garden
- Popular cul-de-sac to the outskirts of Woodham

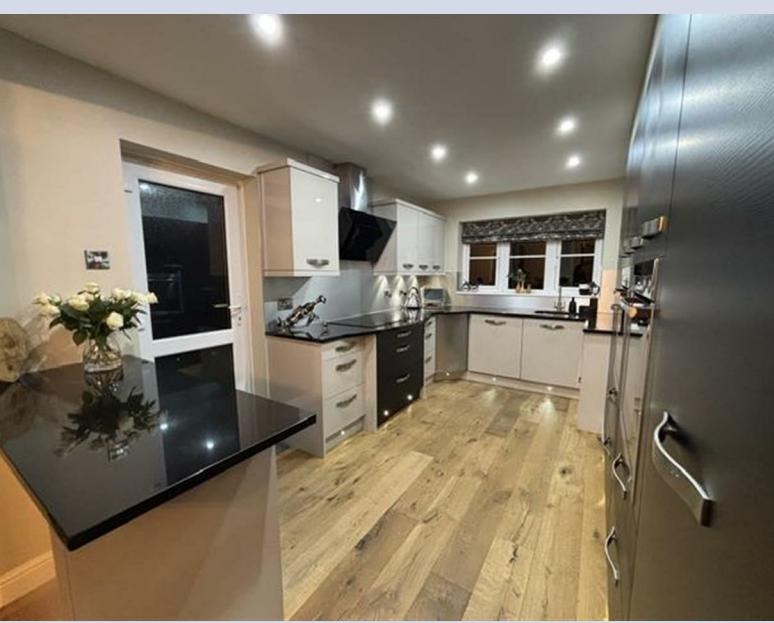
Tenure:- Freehold

Mains gas, (central heating to radiators with HIVE system), electricity & drainage  
CCTV  
uPVC double glazing throughout

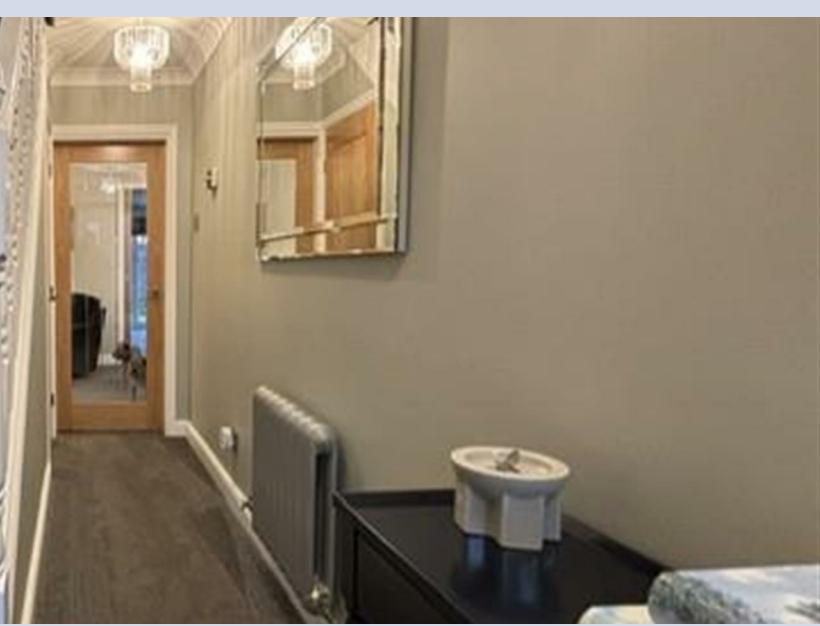
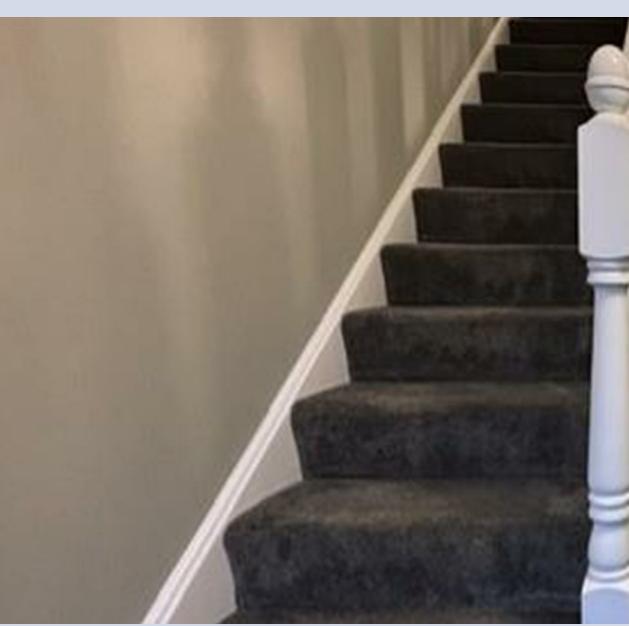
Council Tax:- Band D

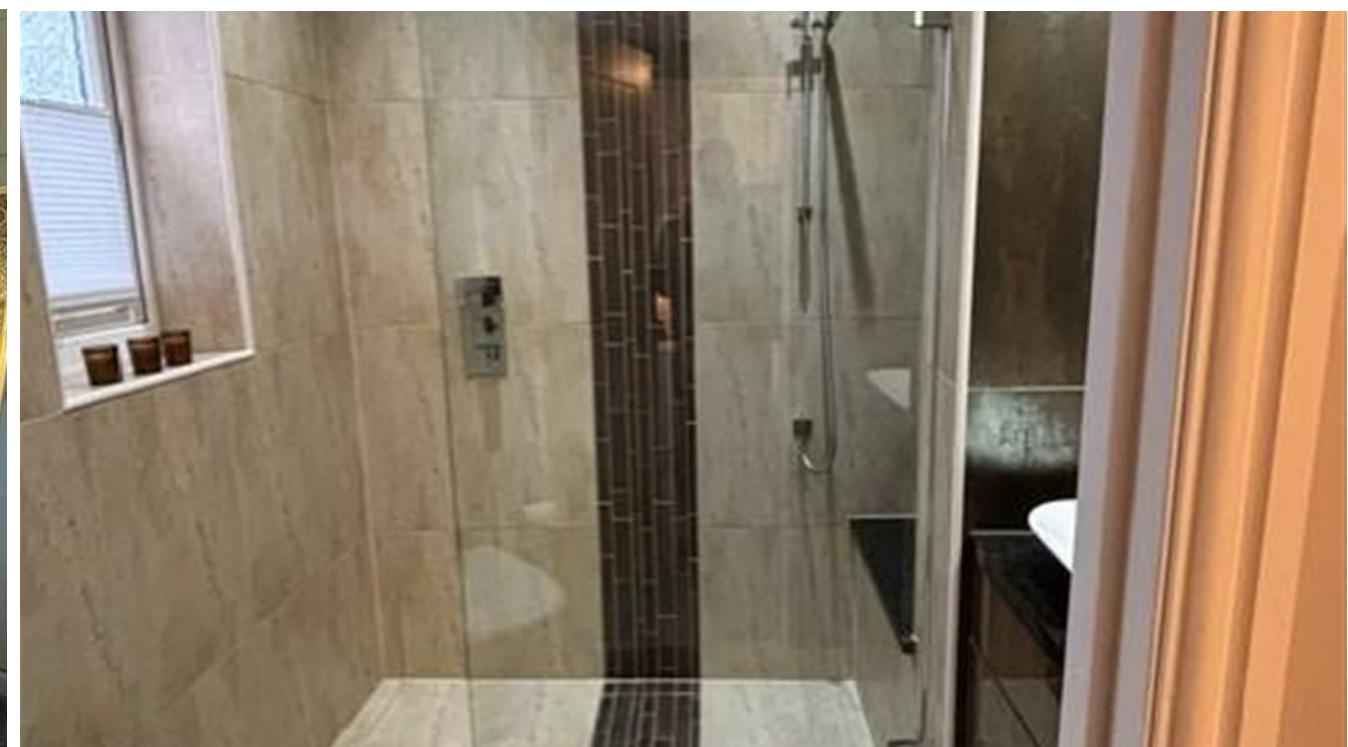
Local Authority:- Durham County Council

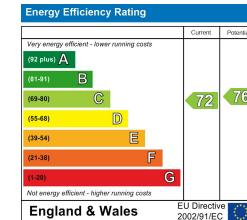
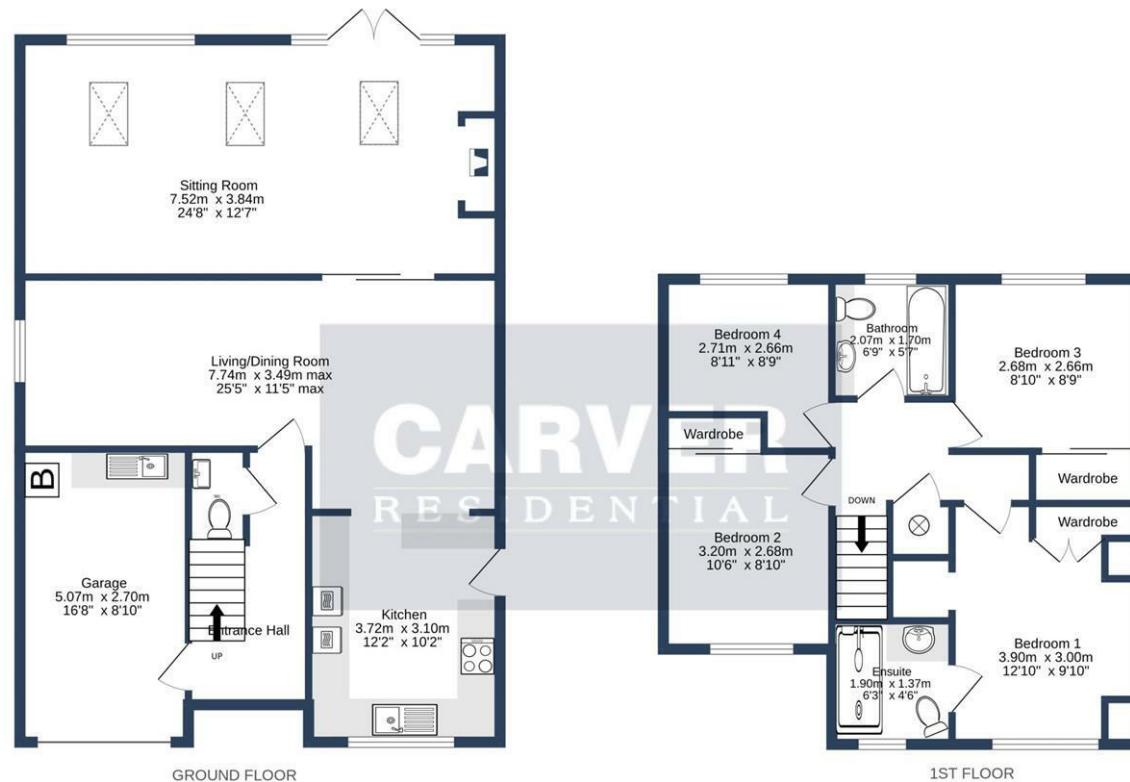
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WINDSOR CLOSE, NEWTON AYCLIFFE, DL5 4YF.

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