



A lovely family home pleasantly situated in this sought-after cul-de-sac in the Cobbler's Hall area of Newton Aycliffe. Upon entering, you are greeted by a welcoming vestibule that leads into a living room, which seamlessly flows into the dining area with French doors opening to the rear garden. This design creates a bright and airy atmosphere, perfect for family gatherings or hosting friends. The fitted kitchen is both functional and stylish, complemented by a convenient utility room and a ground-floor WC, ensuring practicality for everyday living. Additionally, the garage has been thoughtfully converted to offer extra ground-

floor space, enhancing the versatility of the home. The first floor features a principal bedroom complete with an en-suite shower room/WC, providing a private retreat. Two further well-sized bedrooms ensure that there is plenty of room for family or guests, while the family bathroom offers a modern and comfortable space for relaxation. Outside, the property is equipped

with a driveway catering to the needs of modern living. The sizeable enclosed rear garden, which borders picturesque woodland, offers a serene outdoor space for children to play or for adults to unwind in nature. This delightful family home combines modern conveniences with a peaceful setting, making it an ideal choice for those seeking comfort and style in

Newton Aycliffe.





- Living room with separate dining room
- Utility room
- Principal bedroom with en-suite shower room/WC
- Family bathroom/WC
- Driveway
- Fitted kitchen
- Ground floor WC
- Two further good size bedrooms
- Integral garage converted to provide additional versatile room
- Sizeable enclosed rear garden

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

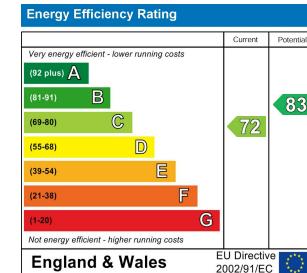
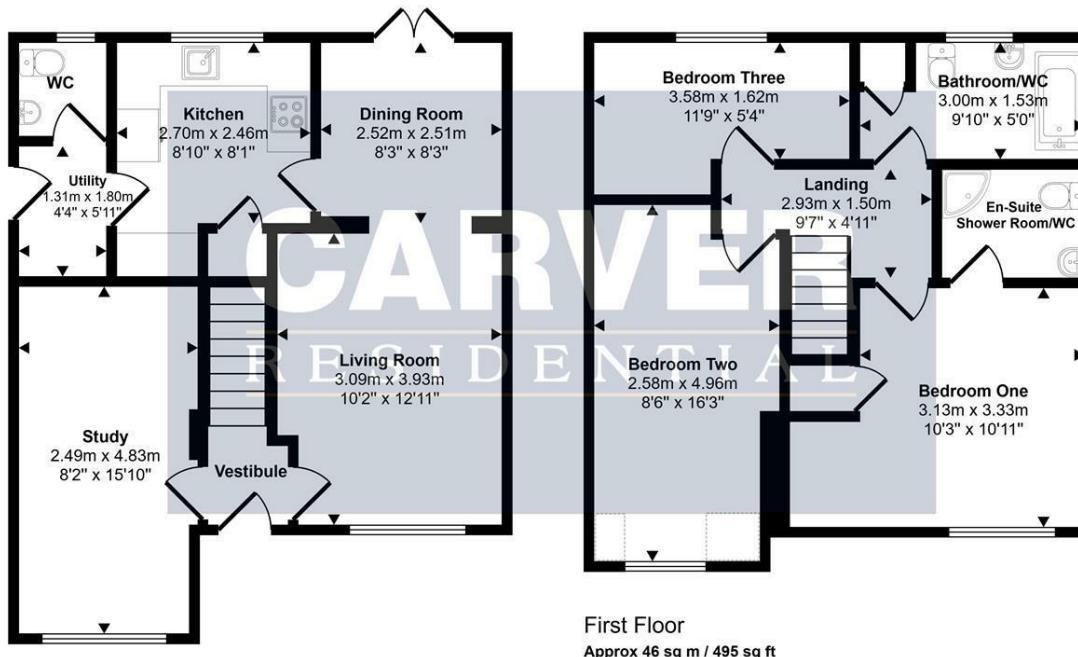
Property Size

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, garage)

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential 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.

Approx Gross Internal Area
94 sq m / 1016 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

We can search 1,000s
of mortgages for you



It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver

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



MAB 6202

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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk