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Foxglove Close
Newton Aycliffe, DL5 4PF

Offers in the region of £220,000

House - Detached
3 Bedroom/s
2 Bathroom/s

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 border 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

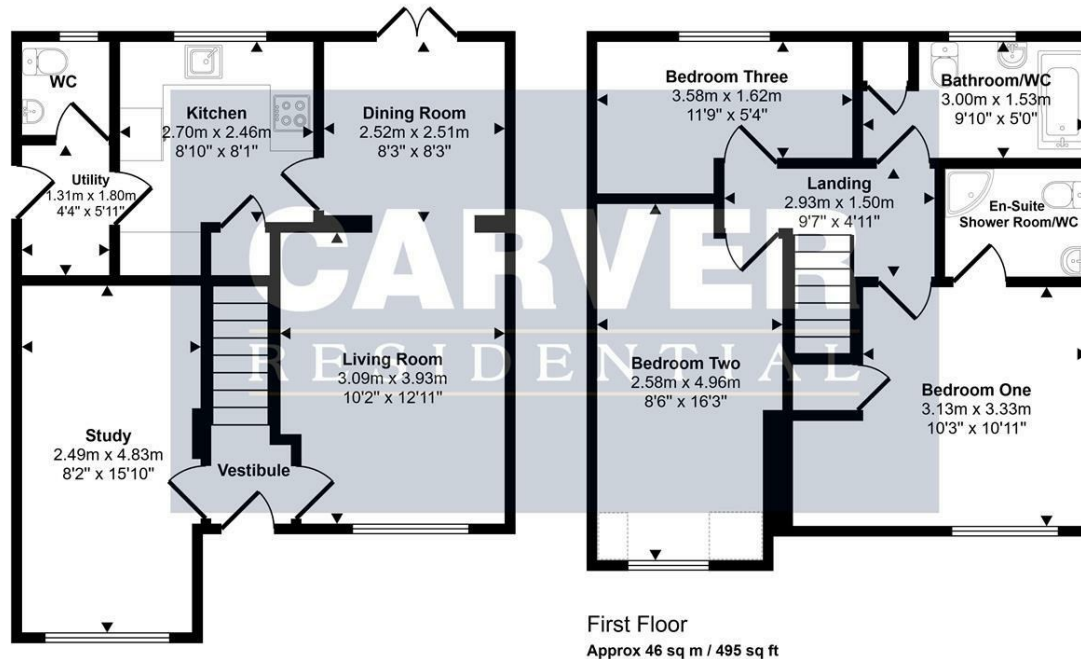
Property Size

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



Ground Floor
Approx 48 sq m / 521 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.

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		
England & Wales		
EU Directive 2002/91/EC		

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MAB 6202



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