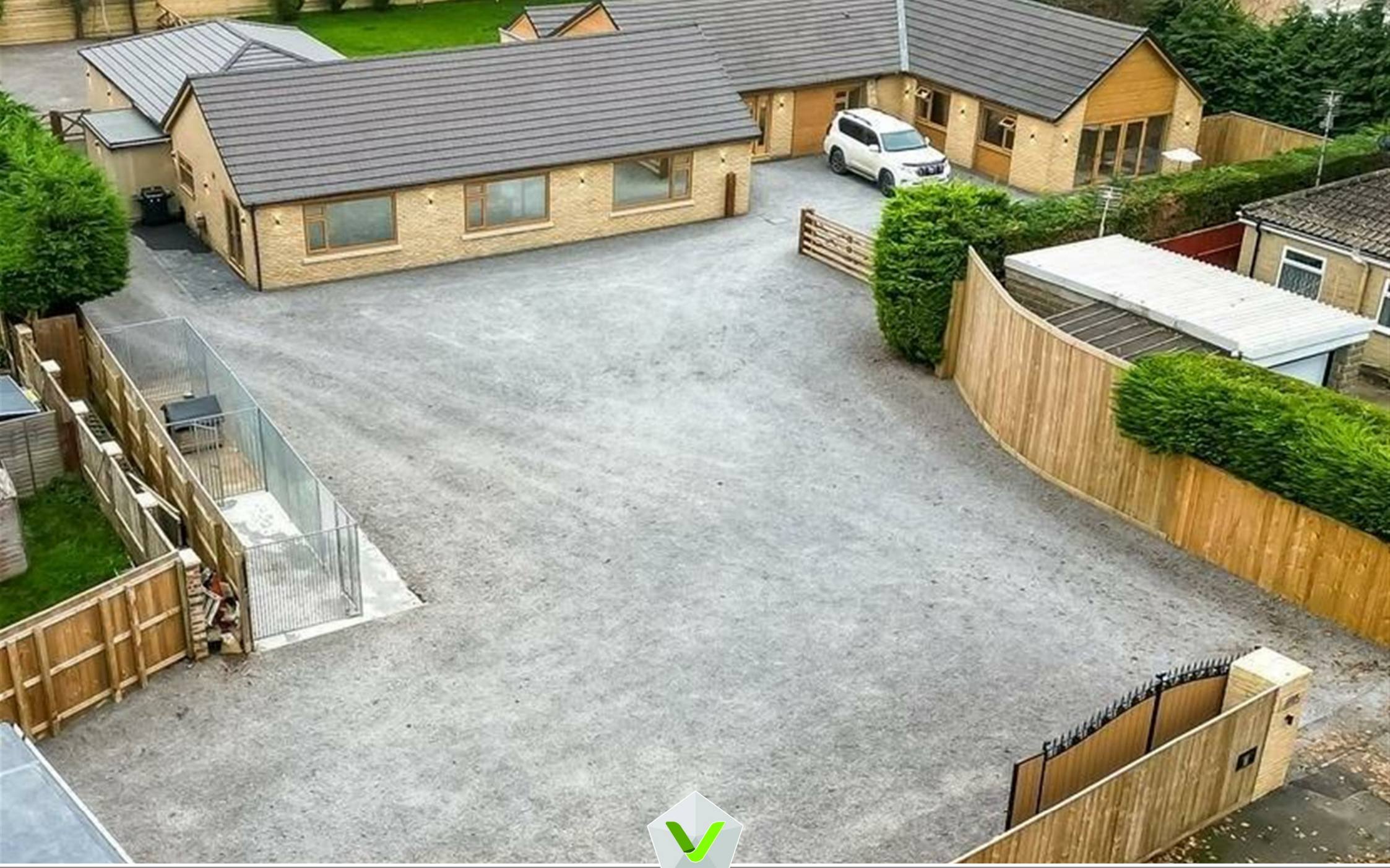

VENTURE

PLATINUM

Durham Road | Newton Aycliffe
No Onward Chain £710,000

Located in the sought after Aycliffe Village and with no onward chain this beautifully presented detached bungalow on Durham Road offers a perfect blend of style and functionality. With five spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking ample living space.

The bungalow boasts three reception rooms, providing versatile living options that can easily adapt to your family's needs, whether it be a cosy lounge, a formal dining area, or a playroom for the children. Finished to the highest specifications, every corner of this home reflects quality and attention to detail, ensuring a comfortable and inviting atmosphere.

Outside, the property features generous outdoor space, perfect for children to play or for hosting summer gatherings with friends and family. The ample parking facilities add to the convenience of this delightful home, making it easy for you and your guests to come and go.

Located close to key road links, including the A1(M), this property offers excellent connectivity for commuting and exploring the surrounding areas. With its stylish design and practical layout, this bungalow is not just a house; it is an ideal family home waiting to welcome you. Don't miss the opportunity to make this stunning property your own.

Entrance Hallway
Double doors to front, storage cupboard, spotlights to ceiling and porcelain tiled floor with under floor heating.

Lounge/Dining Room
Two window to front and bi-fold doors to patio area. spotlights to ceiling, porcelain tiled floor with under floor heating. (There are also services installed for kitchen).
Table and chairs.

Kitchen/Breakfast Room
Window to front and double doors to side, solid oak wall, base and drawer units with granite work surfaces. Inset sink with mixer tap, integrated hob and oven. Integrated dishwasher and fridge freezer. Space for a washing machine and tumble dryer. Porcelain floor with under floor heating, access to boarded and insulated loft via drop down ladder. Bistro table and chairs.

Shower Room
With walk in shower.

Separate w.c.
Window to rear, low level w.c and bowl style wash hand basin in vanity. Storage cupboard, porcelain tiled floor with under floor heating.

Garden Room/Gym/Annexe
Two windows to rear and side, bi-fold doors to side. Currently utilised as a Gym. There is also a Sauna.

Inner Hallway
Porcelain floor with under floor heating and two storage cupboards.

Lounge
Three windows to rear, media wall with integrated real flame effect glass fire and T.V. Six recesses with light, wall panelling, spotlights to ceiling and radiators.

Main Bedroom
Panelled walls, media wall and radiator. Access to en-suite bathroom and dressing area. TV Point.

Dressing Area
Window to rear, walk in wardrobes with hanging space4 and power points.

En-suite Bathroom
Window to rear, freestanding bath, walk in shower with waterfall and spray, wash hand basin in vanity unit and w.c. Natural stone, vertical radiator and spotlights to ceiling.

Bedroom Two
Window to side, spotlights ceiling and radiator. TV Point.

Bedroom Three
Window to side, spotlights to ceiling and radiator. TV Point

Bedroom Four
Window to side, spotlights to ceiling and radiator. TV Point.

Bedroom Five
Window to side, laminate flooring, spotlights to ceiling and radiator. Wired in for T.V.

Family Bathroom
Window to front, bath with central taps, low level w.c, wash hand basin in vanity. Porcelain walls and floor with under floor heating, spotlights to ceiling and extractor fan.

Garden Room/Playroom
Double doors to rear and window to side, recess for tv, spotlights to ceiling, porcelain flooring and under floor heating. TV Point.

Double Garage
With electric door, power and light.

Externally
Remote control double gated entry to ample driveway with space for numerous vehicles.
Patio area and astro turf.

Tenure
Freehold

Property Details
Local Authority: Durham
Council Tax Band: E
Annual Price: £3,118
Conservation Area No
Flood Risk Very low
Floor Area 3,584 ft 2 / 333 m 2
Plot size 0.60 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
13 Mbps
Superfast
80 Mbps
Satellite / Fibre TV Availability

BT
Sky

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

where the
WILD
ones play

Rio Valentina

COWBOY
Davey
Davey

Cedar Cottage, 34 Durham Road | Newton Aycliffe

GROUND FLOOR

DURHAM ROAD, AYCLIFFE VILLAGE. DL5 6LJ.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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