CARVERS

SALES & LETTINGS

Wakenshaw Drive

Newton Aycliffe, DL5 4ZF

Offers in the region of £325,000

House - Detached

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Enjoying a fabulous position to the outskirts of this popular development this double-fronted DETACHED family home features a GROUND FLOOR STUDY, utility room, DETACHED DOUBLE GARAGE and sizeable enclosed gardens to the rear.

As you enter, you are greeted by an inviting entrance hallway featuring a return staircase that leads to the first floor landing. The ground floor boasts three generous reception rooms, including a sizeable dual-aspect living room that is bathed in natural light and features French doors that open onto the beautifully maintained rear garden. The bay-windowed dining room provides a charming view of the garden, making it a perfect setting for family meals and entertaining guests.

The fitted kitchen/breakfast room is both practical and stylish, complemented by a convenient utility room that enhances functionality. A study at the front of the house offers a quiet space for work or study, catering to the needs of modern living.

The principal bedroom is a true retreat, complete with built-in wardrobes and an en-suite shower room for added privacy. Three further bedrooms provide ample space for family or guests, with one also featuring built-in wardrobes. The family bathroom is well-equipped, ensuring comfort for all.

Outside, the property boasts a driveway leading to a detached double garage for additional storage or parking. The sizeable, established enclosed rear garden is a delightful outdoor space, perfect for children to play or for hosting summer gatherings.

This property is a wonderful opportunity for those seeking a modern family home in a friendly neighbourhood. With its thoughtful design and ample space, it is sure to impress.

- Entrance hallway with ground floor WC
- Sizeable dual aspect living room with French doors
- Fitted breakfast kitchen
- En-suite shower room/WC
- Detached double garage
- Study
- Separate bay windowed dining room
- Utility room
- Larger than average enclosed rear garden
- Cobblers Hall location

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

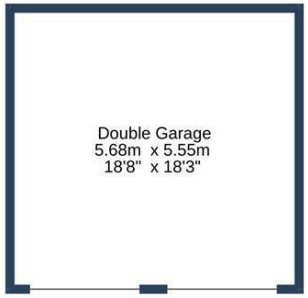
Council Tax:- Band E
Local Authority:- Durham County Council

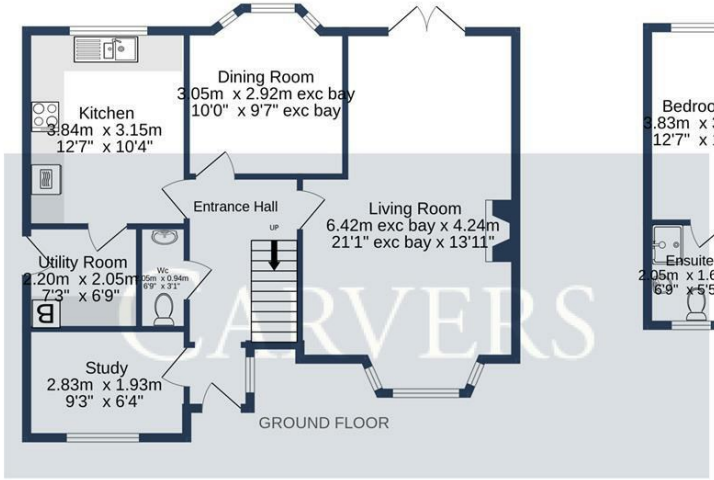
Buyer(s) Identification Checks

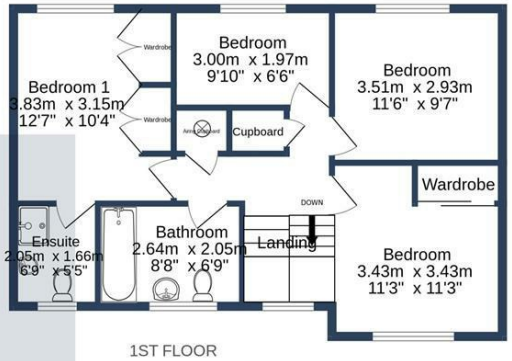
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, 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.

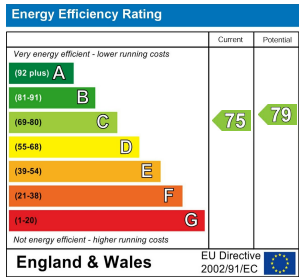
Property Size

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 and/or garage)









Property size taken from EPC sq ft

WAKENSHAW DRIVE, NEWTON AYCLIFFE. DL5 4ZF.

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