





A lovely 3 bedroom semi-detached property pleasantly situated on a popular development to the outskirts of Newton Aycliffe.

Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The heart of the home is the well-appointed kitchen and dining area, which features contemporary fittings and ample space for dining. French doors lead out to the sizeable enclosed rear garden, creating a seamless connection between indoor and outdoor living, perfect for summer gatherings or quiet evenings.

The property boasts three generously sized bedrooms, each offering a comfortable and private space for rest. The modern bathroom is conveniently located to serve all bedrooms, ensuring ease of access for family members and guests alike. Additionally, a ground floor WC adds to the practicality of the layout.

For those with vehicles, the property includes a driveway, along with a garage, providing secure storage and convenience. The enclosed rear garden is a wonderful feature, offering a safe space for children to play or for gardening enthusiasts to cultivate their green thumb.

This delightful home in Newton Aycliffe combines modern living with a friendly community atmosphere, making it a fantastic opportunity for anyone looking to settle in a vibrant area. Do not miss the chance to make this lovely property your own.







### Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band B

Local Authority:- Durham County Council

# AWAITING FLOOR PLAN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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MAB 6202



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