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Annand Way  
Newton Aycliffe, DL5 4ZD

**Offers in the region of £230,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

A 4 bedroom DETACHED family home pleasantly situated on this popular development in the Cobblers Hall area of Newton Aycliffe

Upon entering the entrance hallway you are greeted by a charming bay-windowed living room that invites natural light, creating a warm and welcoming atmosphere. The separate dining room, complete with French doors, provides an excellent space for entertaining or family gatherings. The fitted kitchen is both functional and stylish, complemented by a utility room and a convenient ground floor WC.

The principal bedroom is a generous retreat, featuring built-in wardrobes and an en-suite shower room, ensuring privacy and comfort. Three additional bedrooms offer ample space for family or guests, while the family bathroom/WC caters to the needs of the household.

Outside, the property benefits from a driveway along with an integral garage for added convenience. The enclosed rear garden provides a safe and private outdoor space, perfect for children to play or for hosting summer barbecues.

With no onward chain, this delightful home is ready for you to move in and make it your own. Whether you are a growing family or looking for a spacious home in a friendly community, this property on Annand Way is not to be missed.





### Agents Notes

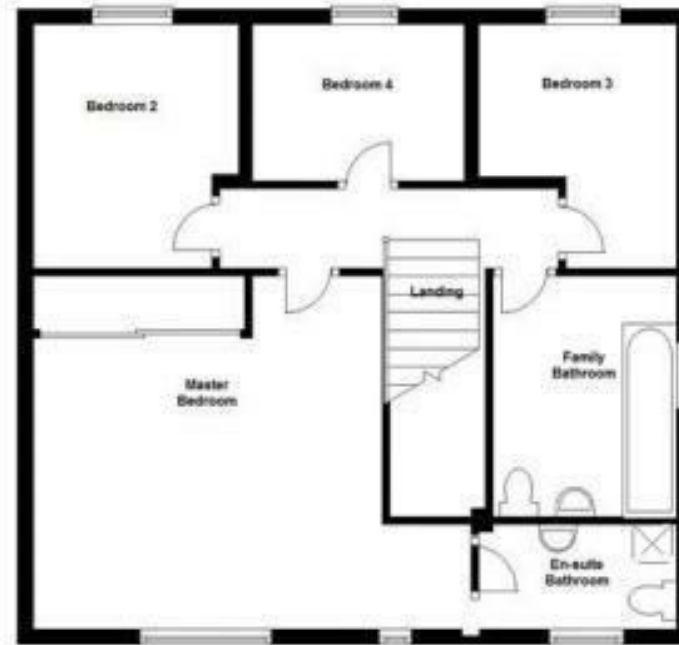
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Durham County Council



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 88                      |
| (69-80) <b>C</b>                            | 74      |                         |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Floor Plans: Not To Scale. For illustrative purposes only.  
Plan produced using The Mobile Agent.

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