

Annand Way, Newton Aycliffe, DL5 4ZD
Offers in the region of £220,000

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.

4 bedroom/s
House - Detached

Council Tax: Durham County Council Band D
Tenure: Freehold
EPC Rating: C

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

Entrance Hallway

Living Room

16'0" into bay x 10'5" (4.90m into bay x 3.20m)

Dining Room

10'5" x 9'6" (3.20m x 2.92m)

Kitchen

10'11" x 9'3" (3.35m x 2.84m)

Utility Room

7'4" x 5'1" (2.24m x 1.57m)

WC

First Floor Landing

Bedroom One

13'8" x 12'11" (4.19m x 3.96m)

En-Suite Shower Room/WC

Bedroom Two

10'9" x 8'5" (3.28m x 2.57m)

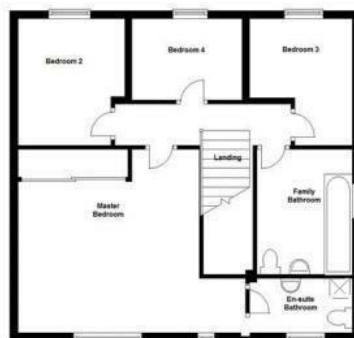
Bedroom Three

10'0" x 8'0" (3.07m x 2.46m)

Bedroom Four

8'9" x 6'9" (2.67m x 2.06m)

Family Bathroom/WC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	74	
(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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