



Occupying a corner plot extending to just over .2, acres this beautiful 3 bedroom DETACHED bungalow features a large open plan recently installed kitchen/dining room, en-suite shower room/WC serving the principal bedroom, extensive driveway leading to a larger than average detached garage and sizeable enclosed private rear gardens. Equipped with gas central heating to radiators and uPVC double glazing, the property offers ample scope to extend further, subject to the usual consents, and is situated within a popular location in the Woodham area of Newton Aycliffe.

An opportunity not to be missed!





### Agents Notes

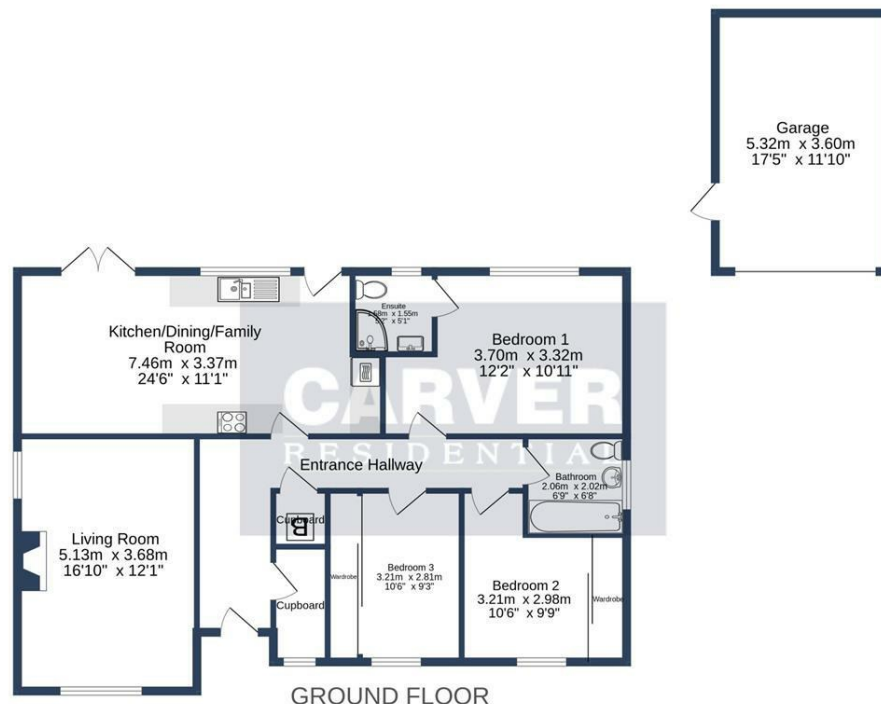
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Durham County Council



SANDOWN DRIVE, NEWTON AYCLIFFE, DL5 4TA

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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| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 81      | 65        |
| EU Directive 2002/91/EC                     |   |         |           |

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