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St. Andrews Court  
Newton Aycliffe, DL5 4XA

**Offers in the region of £300,000**

Bungalow - Detached  
3 Bedroom/s  
1 Bathroom/s



Superbly positioned in a desirable cul-de-sac location, where homes seldom become available, this DETACHED BUNGALOW features a spacious living/dining room, perfect for both relaxation and entertaining. The recently installed kitchen is a delightful addition, providing a contemporary space for culinary pursuits, while the sun room invites natural light and offers a tranquil spot to unwind.

The bungalow boasts three generously sized bedrooms, ensuring ample space for family or guests. The family bathroom/WC is well-appointed, catering to all your needs. Recent upgrades, including uPVC double glazed windows, enhance energy efficiency and comfort throughout the home.

For those with vehicles, the property offers parking for up to six cars, with a four-car driveway leading to a DETACHED DOUBLE GARAGE. An additional driveway with gated access provides secure parking, adding to the convenience of this splendid home. The attractive enclosed rear garden is a perfect retreat, ideal for outdoor gatherings or simply enjoying the fresh air.

With its proximity to Woodham Golf Club and the peaceful surroundings of the cul-de-sac, this bungalow is not just a home; it is a lifestyle choice. Whether you are looking to downsize or seeking a family residence, this property is sure to impress. Do not miss the chance to make this delightful bungalow your own.







### Agents Notes

Tenure:- Freehold

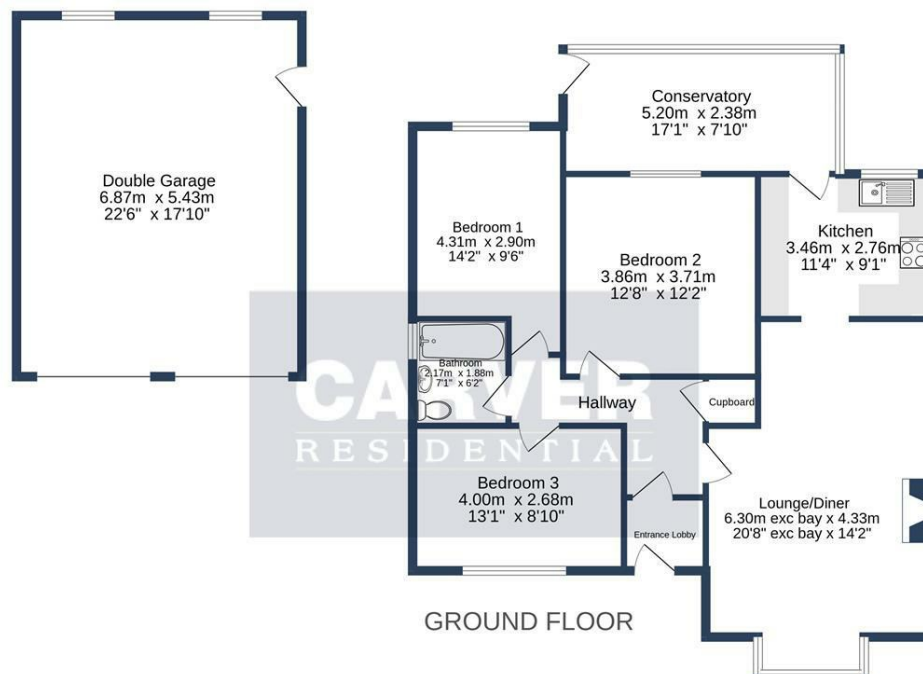
Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazed windows throughout

Council Tax:- Band D

Local Authority:- Durham County Council





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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		86
(81-91)	B		
(69-80)	C	71	
(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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