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Oak Drive
Newton Aycliffe, DL5 7BN

Offers in the region of £159,950

House - Semi-Detached
3 Bedroom/s
1 Bathroom/s

A modern 3 BEDROOM property originally constructed circa 2023 by Keepmoat and enjoying a lovely location on the popular "Elder Gardens" development.

The property features a bright and airy living room, complete with a built-in storage cupboard and elegant French doors that lead to the rear garden. The kitchen/dining room is a delightful space, equipped with built-in cooking appliances, making it perfect for both casual dining and entertaining guests. Additionally, the ground floor features a convenient WC, enhancing the practicality of the home.

The first floor comprises three well-proportioned bedrooms, including a large principal bedroom that offers ample space for relaxation. The two additional bedrooms are versatile and can be adapted to suit your needs, whether as children's rooms, guest spaces, or a home office.

The family bathroom/WC is thoughtfully designed, providing a comfortable and functional area for daily routines.

Outside, the property benefits from parking for two vehicles, ensuring convenience for you and your guests. The low-maintenance enclosed rear garden, featuring artificial grass, provides a perfect outdoor retreat for children to play or for hosting summer barbecues without the hassle of upkeep.

With the remaining balance of the builders' NHBC warranty, you can enjoy peace of mind in your new home.





Agents Notes

Tenure:- Freehold

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

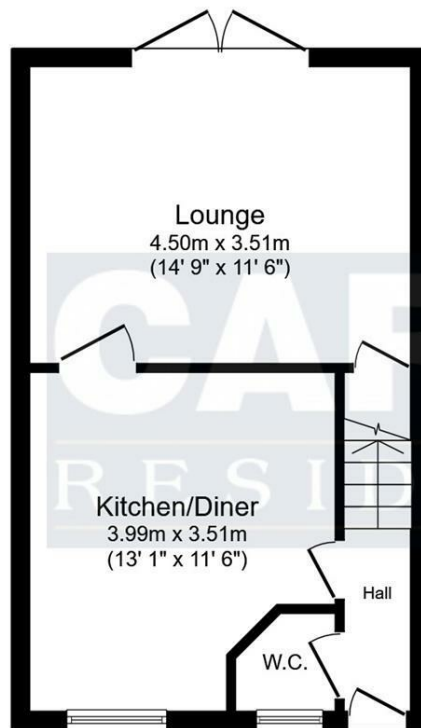
uPVC double glazing throughout

Council Tax:- Band B

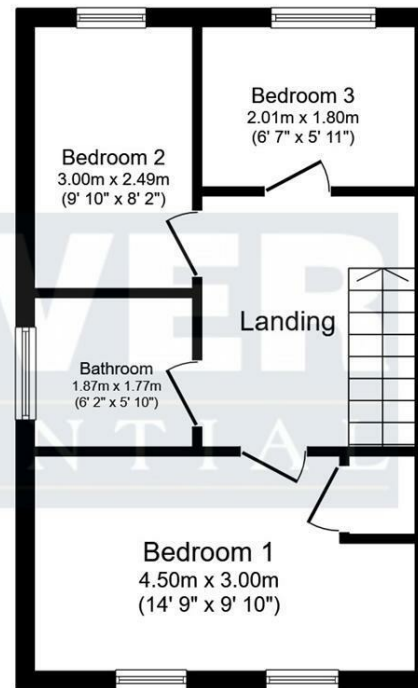
Local Authority:- Durham County Council

We understand that the property is still covered under the original builder's NHBC warranty

There is a management fee payable at approximately £137 per annum - further details available from the Agent




Ground Floor
Floor area 34.2 sq.m. (368 sq.ft.)



First Floor
Floor area 34.2 sq.m. (368 sq.ft.)

Total floor area: 68.4 sq.m. (736 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(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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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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