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Eade Close  
Newton Aycliffe, DL5 7QG

**Offers in the region of £275,000**

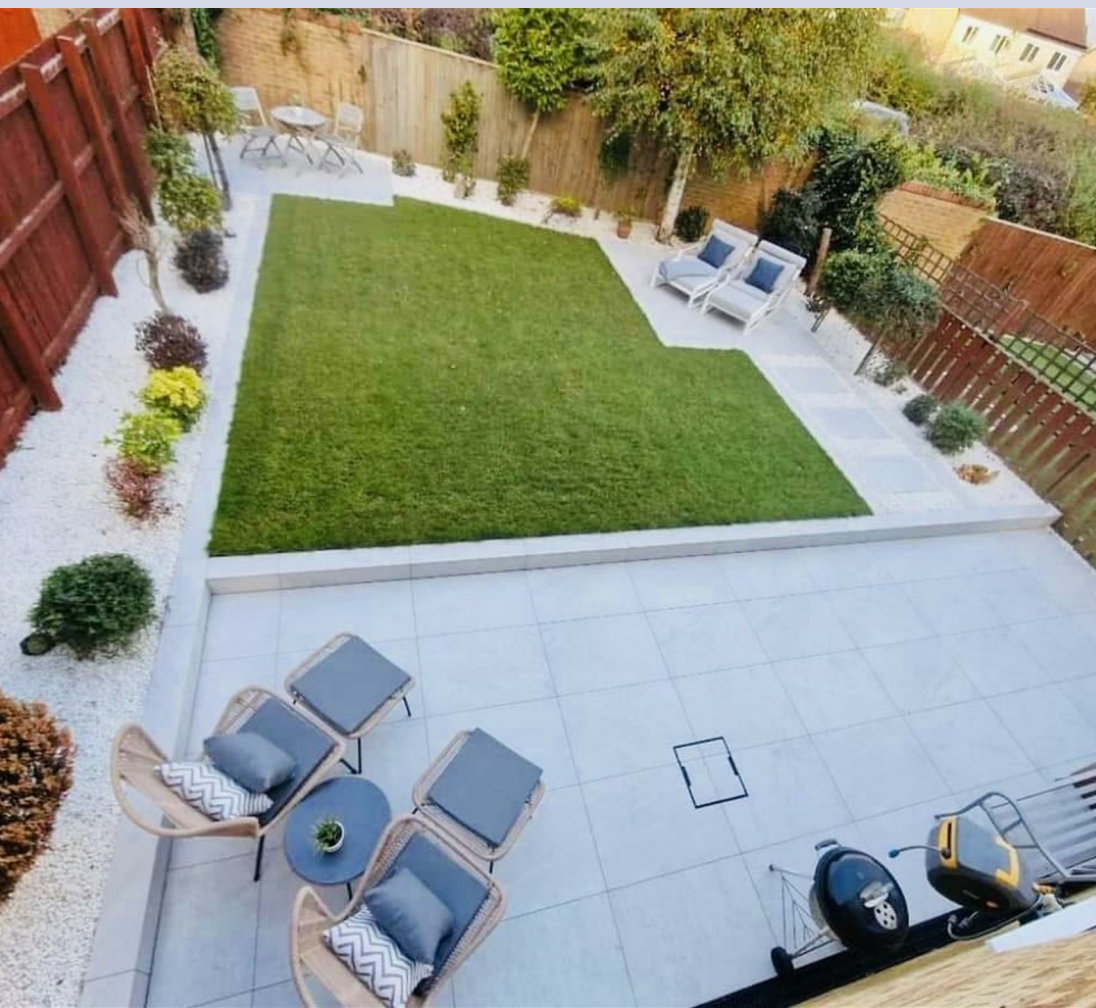
House - Detached  
4 Bedroom/s  
2 Bathroom/s



A beautiful DETACHED family home situated in a highly sought after location. An internal viewing will reveal an inviting living room, enhanced by a charming walk-in bay and a contemporary inset fireplace, perfect for cosy evenings. Adjacent to this, the separate dining room features patio doors that seamlessly connect to the professionally landscaped rear garden, creating an ideal setting for entertaining or enjoying family meals al fresco. The comprehensively fitted kitchen/breakfast room is a chef's delight, equipped with high-end integrated appliances that cater to all culinary needs. A convenient ground floor WC adds to the practicality of the layout. The four well-proportioned bedrooms, including a principal suite complete with built-in wardrobes and a luxurious en-suite wet room. The additional three bedrooms, two of which also feature built-in storage, provide ample space for family or guests. Outside, the property is equally impressive, with a block-paved driveway accommodating up to four vehicles, alongside an integral single garage for additional storage. The enclosed rear garden is a true sanctuary, featuring both lawn and patio areas, ensuring privacy as it is not directly overlooked. Situated in a popular location, this home is conveniently close to local shops, a public house, and bus routes, making it easy to access all necessary amenities. This property is a wonderful opportunity for those seeking a modern, spacious family home in a popular residential location.







### Agents Notes

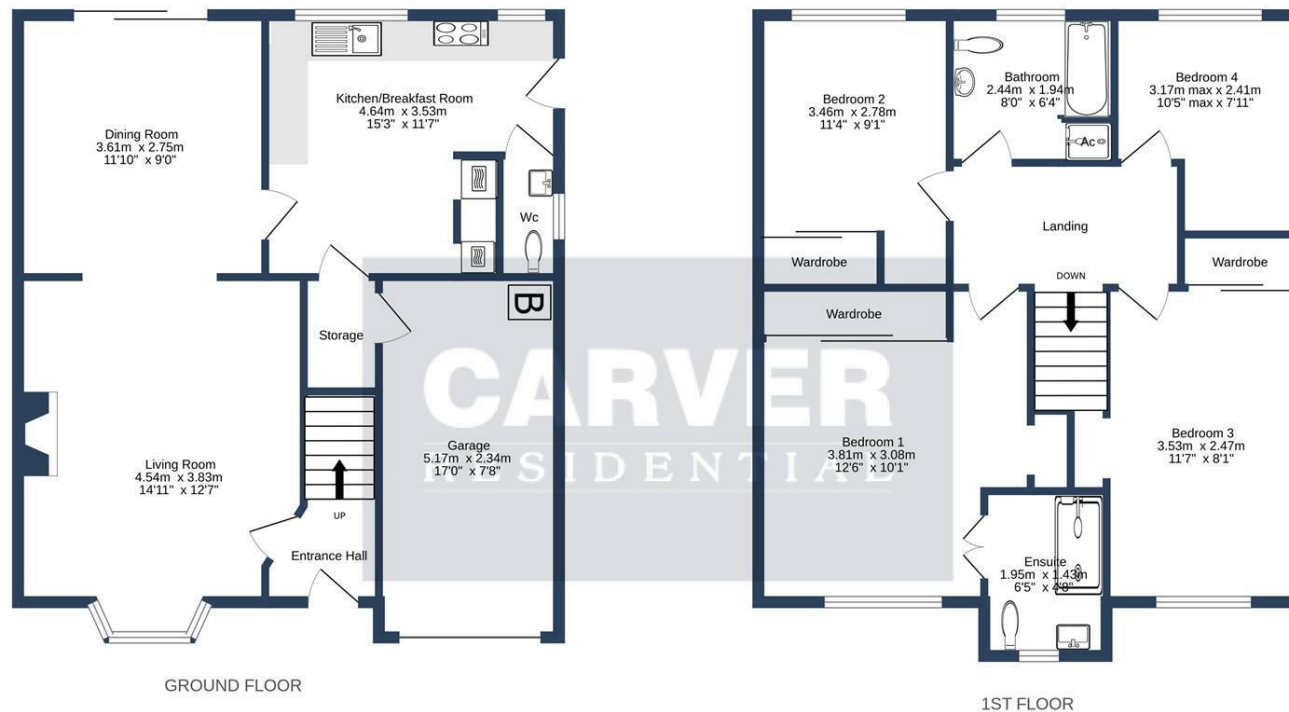
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Durham County Council



EADE CLOSE, NEWTON AYCLIFFE, DL5 7QG.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		

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