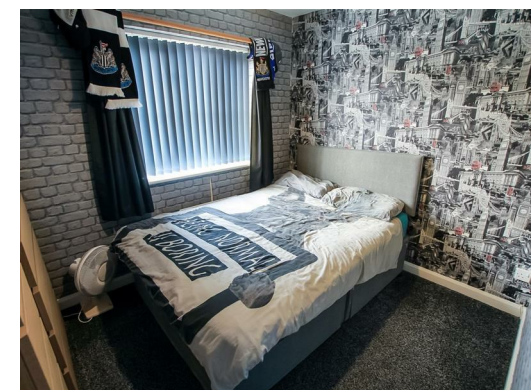




An EXTENDED detached family home with GARDEN ROOM and EXTENSIVE PARKING to the front. The heart of the home is the open-plan fitted kitchen and dining room, which seamlessly connects to a large garden room extension, perfect for family gatherings or enjoying quiet evenings. A convenient ground floor WC adds to the practicality of the layout. This residence features a principal suite complete with an en-suite shower room and built-in wardrobes, ensuring ample storage space. Two additional first floor bedrooms provide flexibility for family living or guest accommodation, while the family bathroom/WC caters to the needs of the household. Outside, the attractive enclosed garden to the rear offers a private sanctuary for outdoor activities and relaxation. The property also benefits from a driveway that accommodates a number of vehicles. The attached garage has been converted to provide additional ground floor space, (currently used as a bedroom), providing further versatility. This delightful home is perfect for families seeking a modern lifestyle in a peaceful setting, with all the amenities of Newton Aycliffe within easy reach.





Agents Notes

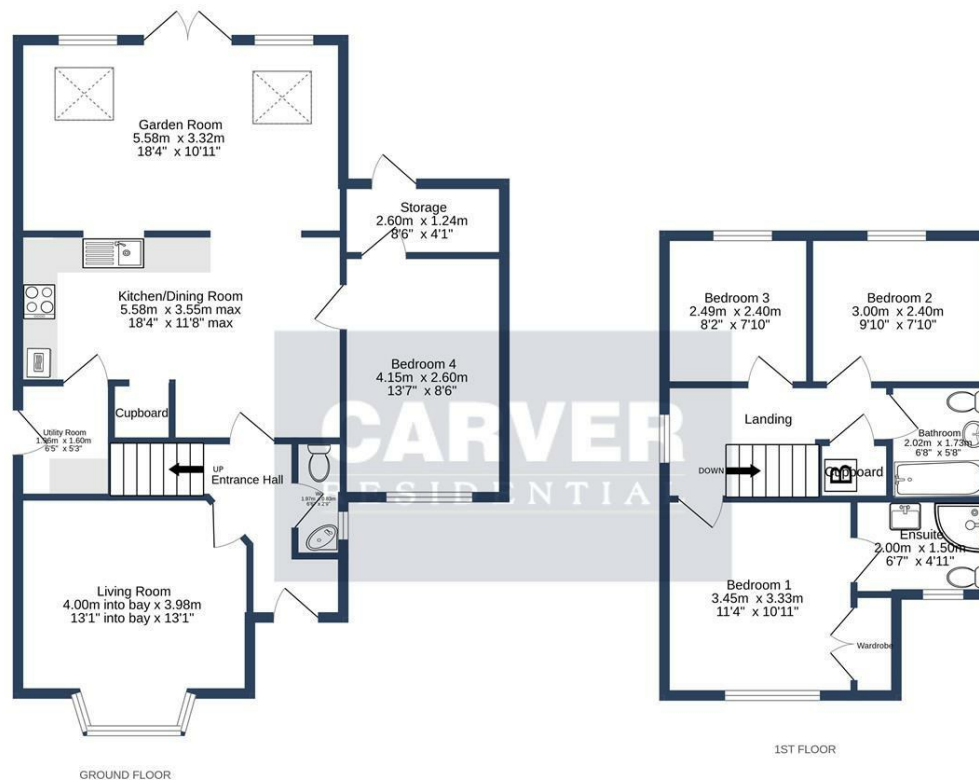
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council



BARTON CLOSE, NEWTON AYCLIFFE. DL5 7QD.

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	75	79
(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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