

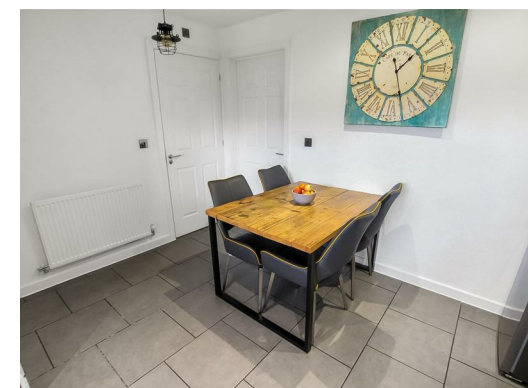
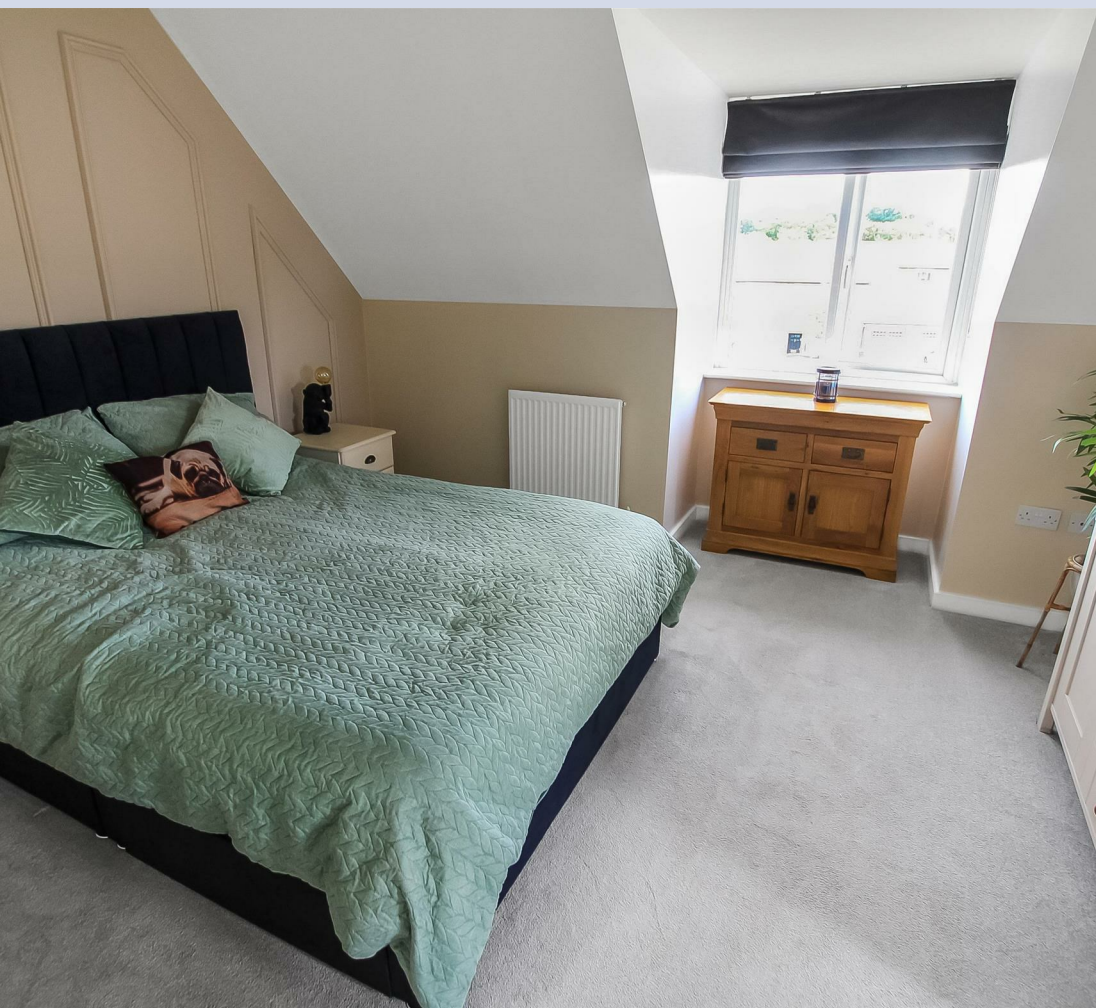




A beautifully presented three-storey family home pleasantly situated on this popular development to the outskirts of Woodham. Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious fitted kitchen/dining room, perfect for family meals and entertaining guests. The ground floor also features a convenient WC and a bright living room, enhanced by French doors that open out to the enclosed rear garden, creating a seamless connection between indoor and outdoor spaces. The first floor comprises two inviting bedrooms, complemented by a family bathroom/WC, while the second floor is dedicated to the principal bedroom. This private retreat includes a dressing area and an en-suite shower room, providing a luxurious touch to your daily routine. Outside, the property is equally impressive, with a driveway extending to the side of the property and leading to a detached garage. The enclosed rear garden offers a tranquil space for relaxation and outdoor activities, while the front of the house overlooks a central green, adding to the appeal of this lovely neighbourhood.







### Agents Notes

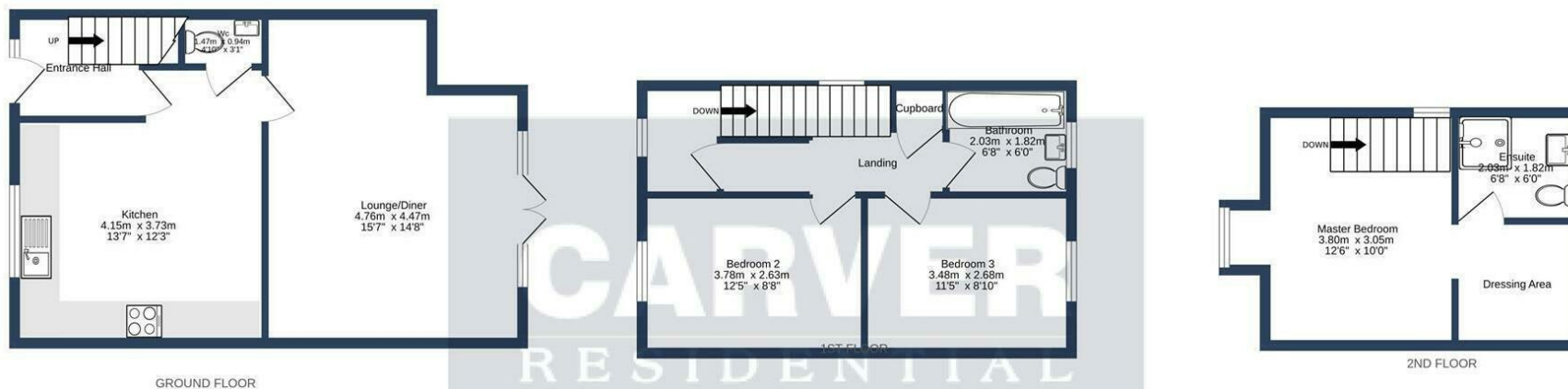
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council



THE GLADE, NEWTON AYCLIFFE, DL5 4DG.

TOTAL FLOOR AREA : 96.6 sq.m. (1040 sq.ft.) approx.

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>		95
(81-91) <b>B</b>	85	
(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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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MAB 6202



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