



A beautifully presented 3 BEDROOM family home occupying a generous plot in this lovely hamlet setting. An internal viewing will reveal two inviting reception rooms that provide ample space for relaxation and entertaining. The living room features French doors giving good natural light whilst the large dining room, also equipped with French doors, is ideal for family gatherings or dinner parties. The modern fitted kitchen caters to all your culinary needs. On the first floor, you will find three well-proportioned bedrooms, perfect for a growing family or guests. The family bathroom is fitted with a contemporary white suite, ensuring both style and functionality. Set on a sizeable plot, this property offers generous parking for a number of vehicles, along with an extensive lawned garden and patio area, perfect for enjoying the outdoors. There is also potential to extend the property further, subject to the usual consents, allowing you to tailor the home to your specific needs. Additional features include uPVC double glazing and oil-fired central heating, ensuring comfort throughout the year. With no onward chain, this home is ready for you to move in and make it your own. Conveniently located close to Newton Aycliffe, Bishop Auckland, and the A1M, this property combines the tranquillity of rural living with easy access to local amenities and transport links. This is a wonderful opportunity to acquire a charming home in a lovely setting.





Agents Notes

Tenure:- Freehold

Oil central heating, (radiators), and septic tank

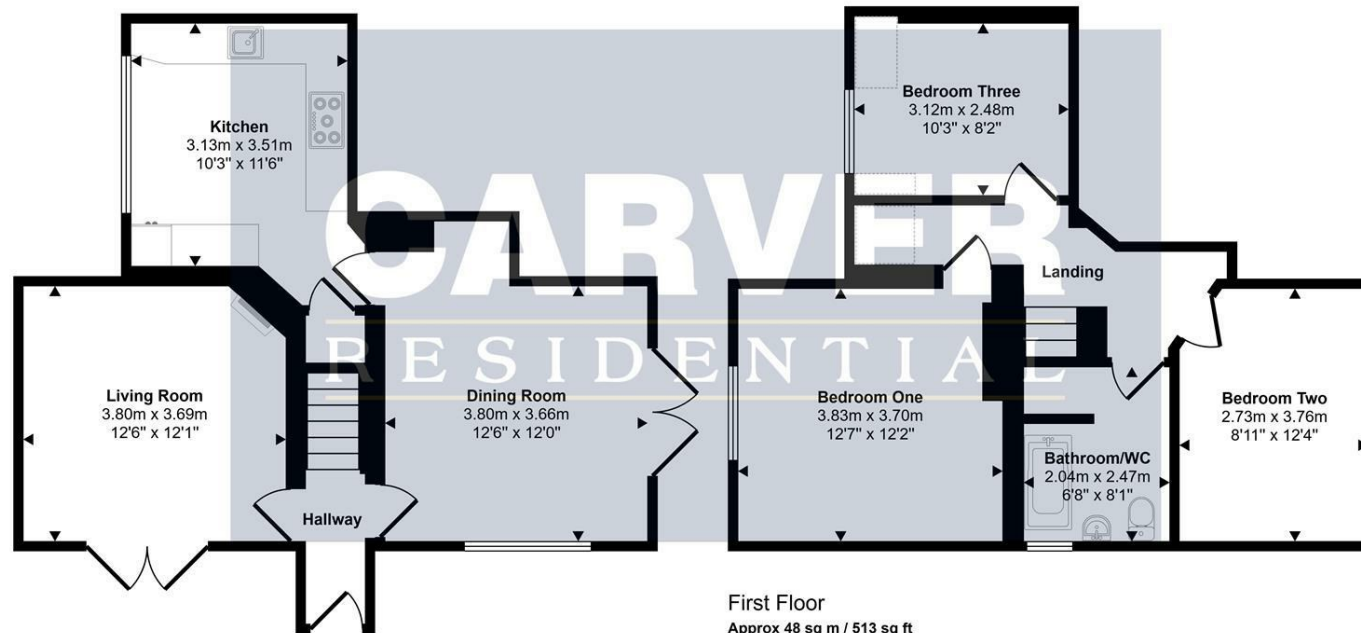
uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

No Onward Chain

Approx Gross Internal Area
96 sq m / 1033 sq ft



First Floor
Approx 48 sq m / 513 sq ft

Ground Floor
Approx 48 sq m / 520 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(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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MAB 6202



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