



CARVERS
SALES & LETTINGS

Bedale Hunt
Newton Aycliffe, DL5 7LT
Offers in the region of £225,000

House - Detached



Offered for sale with NO ONWARD CHAIN this EXTENDED DETACHED family home enjoys a lovely cul-de-sac location to the edge of this popular development.

The heart of the home is the open plan fitted kitchen and dining room, which features French doors that lead to a bright conservatory, creating a seamless flow between indoor and outdoor spaces. The utility room, complete with a convenient ground floor WC, adds to the practicality of this well-designed home. An extension to the side of the property introduces two additional ground floor rooms, perfect for a study or playroom.

Upstairs, the principal bedroom features built-in wardrobes and an en-suite wet room/WC for added privacy. Three further bedrooms provide plenty of space for family or guests, complemented by a family bathroom/WC.

Outside, the block-paved driveway leads to an integral garage, ensuring convenience for the busy household. The enclosed rear garden offers a private sanctuary, ideal for outdoor gatherings or quiet moments in the sun.

The property is ideally located for access to local reputable schooling and we would encourage an internal viewing at the earliest opportunity.



- Living room
- Conservatory
- Side extension with two additional versatile ground floor rooms
- Enclosed rear garden
- No onward chain
- Open plan fitted kitchen/dining room
- Utility room & ground floor WC
- Built in wardrobes to principal bedroom with en-suite wet room/WC
- Driveway leading to integral garage
- Lovely cul-de-sac on "The Chase" development

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

No appliances or services have been or will be tested prior to an exchange of contracts and completion

Council Tax:- Band D

Local Authority:- Durham County Council

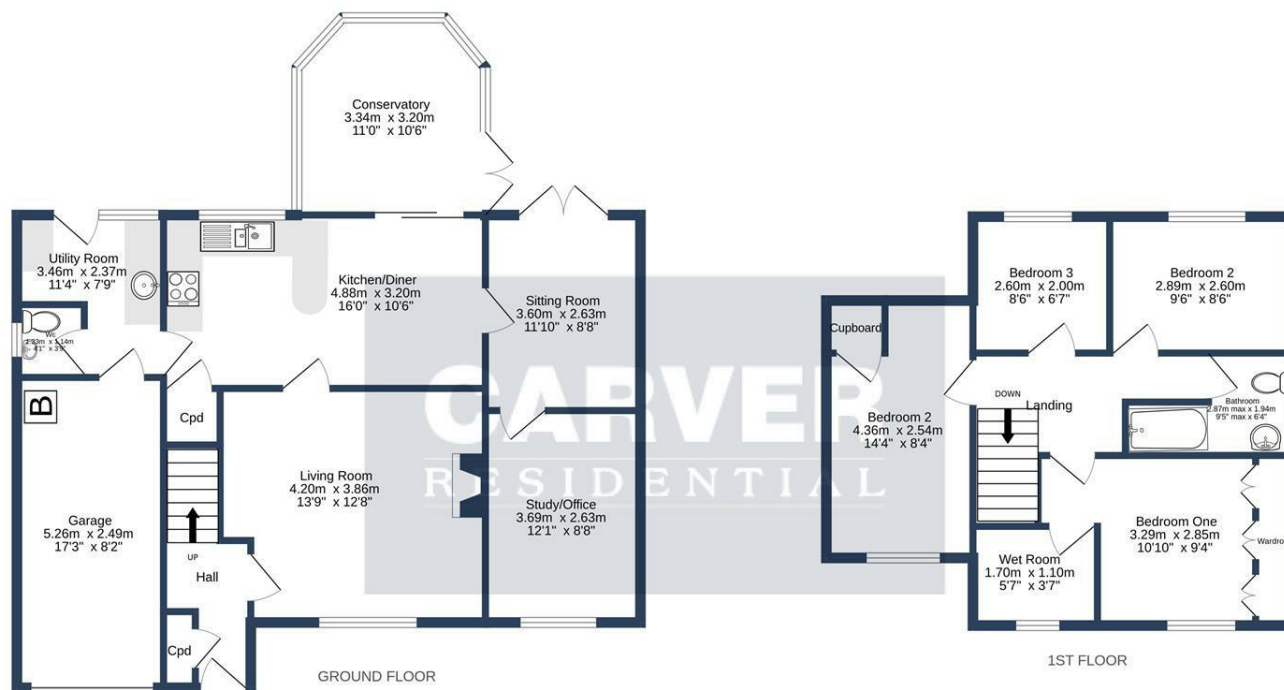
Buyer(s) Identification Checks

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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)





BEDALE HUNT, NEWTON AYCLIFFE. DL5 7LT.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	68	78
	EU Directive 2002/91/EC	

Property size taken from EPC
1291.00 sq ft

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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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