



Offered for sale with NO ONWARD CHAIN this fabulous DETACHED bungalow occupies a corner plot in this sought after location close to a host of everyday amenities. Upon entering, you are greeted by a welcoming hallway that leads to an impressive modern fitted kitchen/breakfast room. This well-appointed space features integrated appliances and a central island, making it perfect for both cooking and casual dining. This room seamlessly opens into a large extended dining room, enhanced by French doors that invite natural light and provide easy access to the garden, ideal for entertaining or enjoying family meals. The living room serves as a cosy retreat, complete with a focal point fire surround and additional French doors that further connect the indoor and outdoor spaces. This bungalow boasts three well-proportioned bedrooms, each equipped with built-in wardrobes for convenient storage. The third bedroom also features French doors that lead directly to the rear garden, offering a lovely view and easy access to outdoor relaxation. Completing this delightful home is a family bathroom/WC, ensuring practicality for everyday living. The property benefits from parking for a number of vehicles, with a driveway extending to the side leading to a detached garage. Warmed by gas central heating to radiators with uPVC double glazing we would encourage an internal viewing at the earliest opportunity.





- Individual detached bungalow
- Beautiful modern fitted kitchen/breakfast room with central island and integrated appliances
- 3 bedrooms, (each with built-in wardrobes)
- Driveway extending to the side providing parking for a number of vehicles
- Immaculately maintained throughout
- Spacious living room with French doors
- Large extended dining room with French doors
- Bathroom/WC
- Detached garage
- Popular, quiet location close to Town Centre amenities and bus routes

Agents Notes

Tenure:- Freehold

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

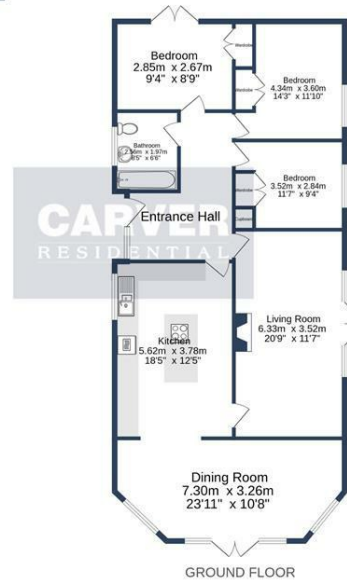
uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Durham County Council

Buyer(s) Identification Checks

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AYLMER GROVE, NEWTON AYLCLIFFE, DL5 4NF

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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		
	67	76
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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