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Bousfield Crescent
Newton Aycliffe, DL5 4JD
Offers over £175,000

House - Semi-Detached



This is a stunning home situated in a great location close to local schooling and Newton Aycliffe Town Centre.

Upon entering, you are greeted by a composite front door leading into an entrance hallway, complete with built-in storage cupboards. The ground floor features two inviting reception rooms, including a naturally lit dining room that flows seamlessly into a luxurious fitted kitchen, equipped with a range of integrated appliances. The large living room, overlooking the rear garden, boasts a log burning stove, creating a warm and cosy atmosphere for family gatherings.

The utility room, conveniently located off the entrance hallway, provides essential plumbing and access to the rear garden through French doors, making it an excellent space for outdoor entertaining.

As you ascend the oak staircase to the first floor, you will find a well-appointed landing with additional built-in storage. The property comprises two generous double bedrooms and a spacious single bedroom, perfect for children or guests. The family bathroom/WC is a standout feature, offering a separate double-sized corner shower, ensuring both functionality and style.

Outside, the open plan front garden adds to the property's curb appeal, while the enclosed rear garden provides a high degree of privacy, making it an ideal retreat for relaxation. A single garage further enhances the practicality of this lovely home.

With uPVC double glazing throughout, this property is not only aesthetically pleasing but also energy efficient. This delightful home in Newton Aycliffe is a must-see for those seeking a blend of modern amenities and comfortable living.



- Naturally lit dining room
- Large living room with log burning stove
- Three good size bedrooms
- Garage
- Beautifully presented throughout
- Fabulous fitted kitchen
- Utility room
- Luxurious family bathroom/WC with separate shower
- Popular location
- Viewing highly advised

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band B

Local Authority:- Durham County Council

Buyer(s) Identification Checks

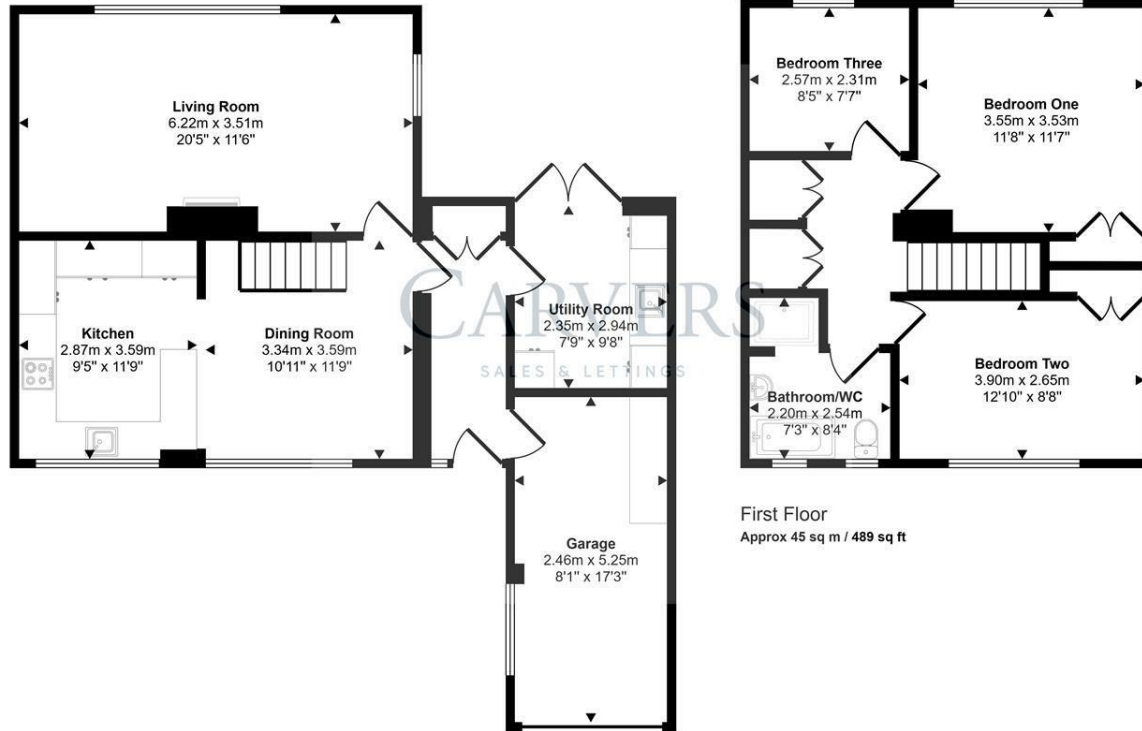
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Property Size

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)



Approx Gross Internal Area
118 sq m / 1269 sq ft



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		
	74	85
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
1119.00 sq ft

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.

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