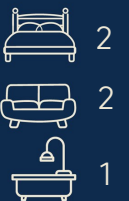




CARVERS
SALES & LETTINGS

Low Green
Woodham, DL5 4TR
Offers in the region of £300,000

Bungalow - Detached



A beautiful DETACHED bungalow enjoying a lovely cul-de-sac location in one of Woodham's most sought after locations. Upon entering the entrance hall you are greeted by a dual aspect living and dining room, which is bathed in natural light, creating a warm and inviting atmosphere. The garden room extension, complete with French doors, seamlessly connects the indoor space to the beautifully maintained gardens, making it an ideal spot for enjoying the outdoors. The modern fitted kitchen and breakfast room is perfect for culinary enthusiasts, while the utility room adds practicality to daily living.

This bungalow features two generously sized double bedrooms, each equipped with built-in wardrobes, ensuring plenty of storage space. The bathroom/WC is thoughtfully designed, boasting a separate corner shower cubicle for added convenience. Outside, the property is surrounded by stunning gardens both at the front and rear, providing a picturesque setting for outdoor activities or simply unwinding in nature. The block-paved driveway leads to an attached double garage, making it perfect for families or those with multiple vehicles.



- ****SALE AGREED BY CARVERS****
- Modern fitted kitchen/breakfast room
- Built-in wardrobes to both bedrooms
- Beautiful gardens to the front and rear
- Quiet cul-de-sac in desirable location
- Garden room extension
- Utility room
- Large bathroom/WC with separate corner shower cubicle
- Attached double garage

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

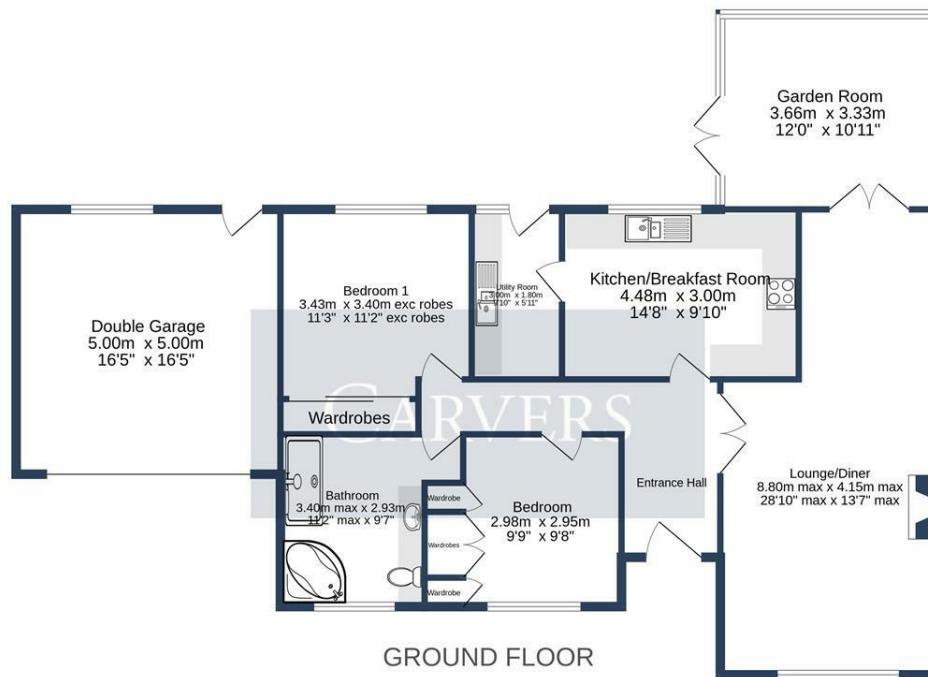
Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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)





LOW GREEN, NEWTON AYCLIFFE, DL5 4TR.

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	EU Directive 2002/91/EC	

Property size taken from EPC
1022.00 sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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