CARVERS

SALES & LETTINGS

Hamilton Close

Newton Aycliffe, DL5 4DB

Offers in the region of £280,000

House - Detached

4

3

2

A beautifully presented detached family home situated in this lovely cul-de-sac and enjoying a private outlook to the front with South facing aspect to the rear.

The ground floor welcomes you with an inviting entrance hallway that leads to a spacious living room at the front of the house, ideal for relaxation. A versatile study offers the perfect space for home working or quiet reading. The heart of the home is undoubtedly the modern fitted kitchen and dining area, which is enhanced by French doors that open directly onto the delightful south-facing rear garden. This outdoor space is perfect for entertaining or simply enjoying the sunshine, featuring both lawn and patio areas, along with a lean-to uPVC double glazed sunroom for year-round enjoyment.

Additional conveniences include a utility area with a ground floor WC, a family bathroom/WC with a separate shower cubicle, and parking for up to two vehicles, leading to a single garage. The property overlooks "The Burn" at the front, providing a picturesque view, while the south-facing aspect at the rear ensures plenty of natural light throughout the day.

Situated within walking distance of local schools, Newton Aycliffe Town Centre, and regular bus routes, this home is ideally located for families and commuters alike. This property is a wonderful opportunity for those seeking a modern family home in a peaceful yet accessible location.

- Double-fronted detached family home
- Study
- Ground floor WC
- Three further bedrooms, (each with built-in wardrobes)
- South facing enclosed rear garden with lean to uPVC double glazed sun room
- Living room
- Open plan fitted kitchen/dining room with utility area and French doors to rear garden
- Principal bedroom with built-in wardrobes and recently installed en-suite shower room/WC
- Family bathroom/WC with separate shower cubicle
- Driveway leading to detached garage

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

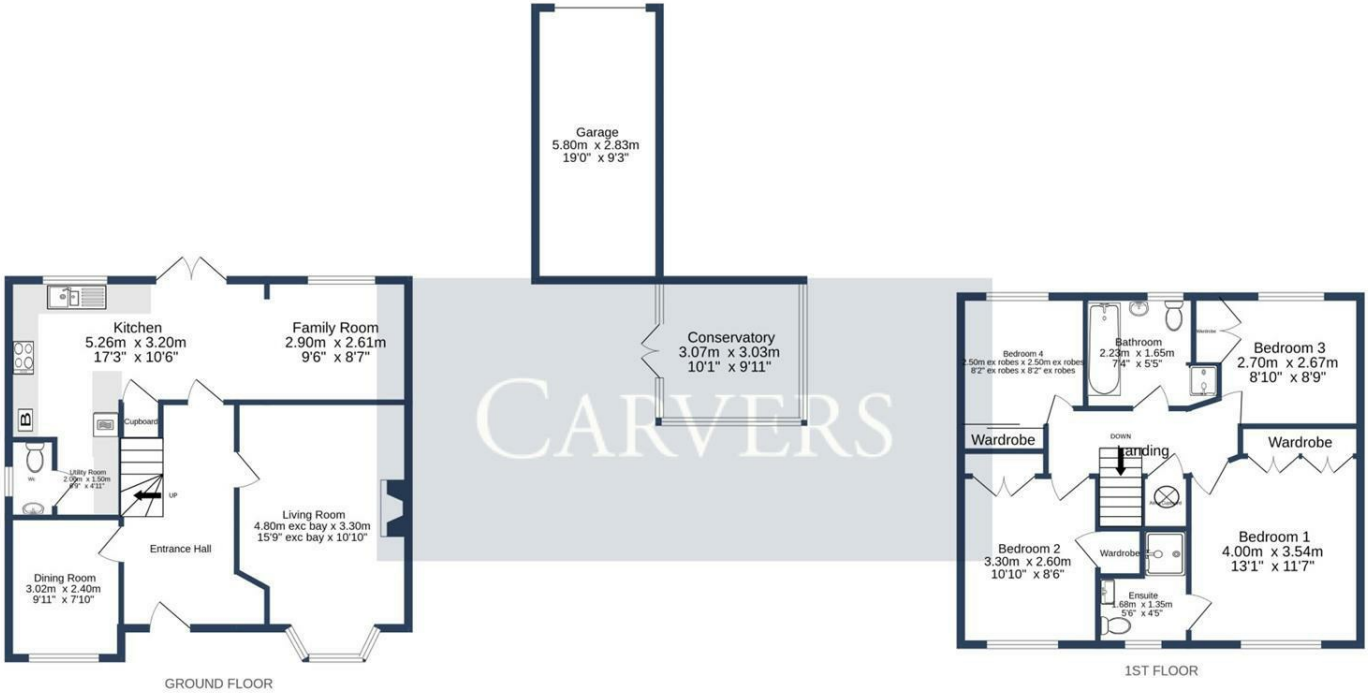
Council Tax:- Band D
Local Authority:- Durham County Council

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)



HAMILTON CLOSE, NETON AYCLIFFE. DL5 4DB.

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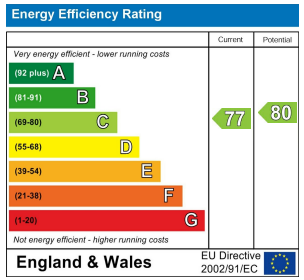

Property size taken from EPC
1334.00 sq ft

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