



CARVERS
SALES & LETTINGS

Foxglove Close
Newton Aycliffe, DL5 4PF
Offers in the region of £280,000

House - Detached



A beautiful significantly improved detached family home which must be viewed to be fully appreciated.

Upon entering, you are greeted by an entrance vestibule that leads to a convenient ground floor WC. The living room, located at the front of the house, features a staircase that ascends to the first floor, creating a warm and open atmosphere. Adjacent to the living room is a separate dining room, which boasts French doors that open into a delightful uPVC double glazed conservatory. This bright space also has French doors leading to the rear garden, making it perfect for entertaining or enjoying family gatherings.

The heart of the home is undoubtedly the fabulous kitchen/breakfast room, equipped with a range of integrated appliances and a central island, providing both functionality and style. The generous principal bedroom comes complete with built-in wardrobes and an en-suite shower room, ensuring a private retreat. Three additional bedrooms offer ample space for family or guests, complemented by a family bathroom/WC.

Outside, the property features a driveway leading to an integral garage. The lawned front garden adds to the curb appeal, while the delightful enclosed rear garden, with its lawn and patio areas, provides a space to relax and unwind.

Situated in the popular Cobblers Hall location, this home is conveniently close to local amenities, making it an ideal choice for those seeking both comfort and convenience. This property truly represents a wonderful opportunity for modern family living.



- Ground floor WC
- uPVC conservatory
- Principal bedroom with built-in wardrobes
- Three further bedrooms
- Driveway leading to integral garage
- Living room opening to separate dining room
- Fabulous kitchen/breakfast room with a range of integrated appliances and central island
- En-suite shower room/WC
- Family bathroom/WC
- Delightful enclosed gardens to the rear with lawn and patio

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

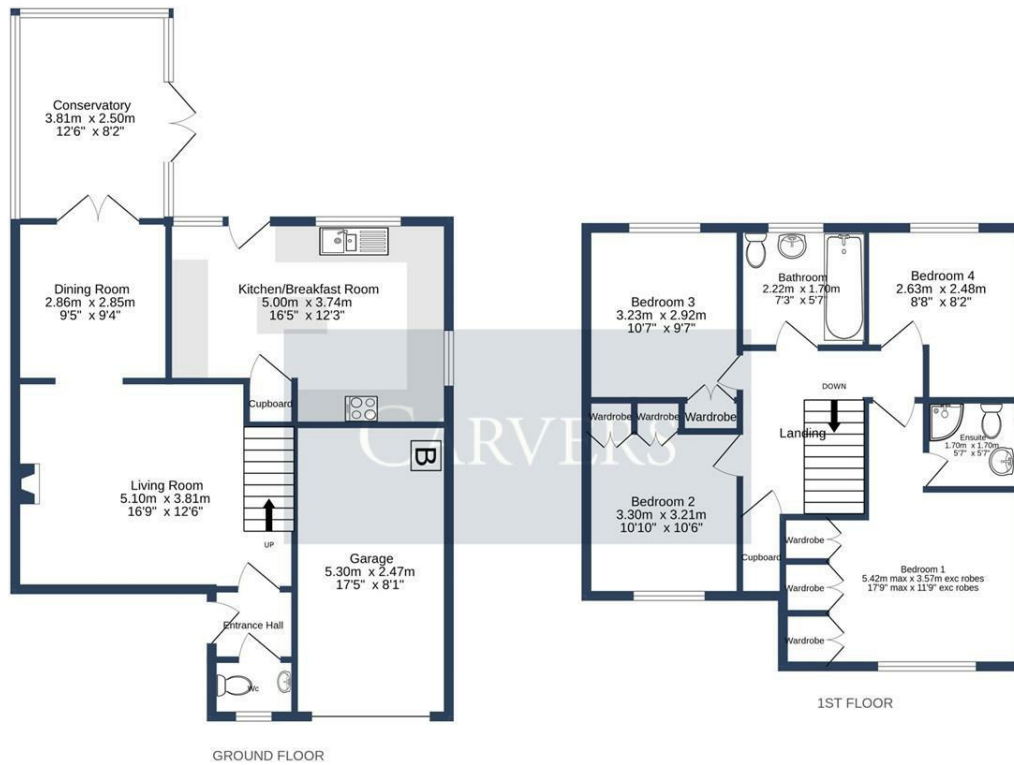
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Property Size

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)





FOXGLOVE CLOSE, NEWTON AYCLIFFE, DL5 4PF.

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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 sq ft

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