CARVERS

SALES & LETTINGS

Chestnut Way

Elder Gardens, Newton Aycliffe, DL5 7AW

Offers in the region of £250,000

House - Detached

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Occupying a fabulous corner position to the outskirts of "Elder Gardens" this former show home has been further enhanced and improved throughout and features parking for a number of vehicles, an integral single garage and sizeable enclosed gardens to the rear.

As you enter, you are greeted by a welcoming hallway featuring a part-glazed composite front door and a return staircase leading to the first floor. The ground floor comprises two reception rooms, including a dining room currently utilised as a snug, and a generous living room at the rear, which is enhanced by French doors that open directly onto the expansive rear garden. The kitchen/breakfast room is a highlight, equipped with modern appliances such as a built-in stainless steel fan-assisted electric oven with induction hob and concealed extractor fan with built-in automatic washing machine.

The first floor landing provides access to the principal bedroom, which features a five-door wardrobe and an en-suite shower room/WC. Three additional well-sized bedrooms and a family bathroom/WC with an overhead electric shower complete this level, offering ample space for family living.

Set on a large corner plot, this property benefits from one of the largest rear gardens on the estate, perfect for outdoor activities and entertaining. The sizeable enclosed garden features a lawn and two patios, providing a tranquil retreat. The extensive driveway accommodates parking for a number of vehicles which leads to the integral single garage.

Additional features include uPVC double glazing, gas central heating with a dual zone thermostat, and fitted blinds throughout. This former show home is not only well-positioned on the outskirts of the development but also comes with many enhancements that set it apart from standard builds. With the NHBC warranty providing peace of mind, this property is a must-see for those seeking a modern family home in a sought-after location.

- Detached former show home
- Living room with French doors opening to rear garden
- Fitted kitchen/breakfast room with built-in stainless steel cooking appliances and automatic washing machine
- Three further good size bedrooms with family bathroom/WC
- Integral garage
- Entrance hallway with ground floor WC
- Separate dining room with built-in under stair cupboard
- Generous principal bedroom with built-in 5-door wardrobes and en-suite shower room/WC
- Fabulous corner plot with extensive driveway to the front and sizeable enclosed rear garden with lawn and patio areas
- uPVC double glazing, GCH, (rads), with dual thermostat & NHBC builder's warranty

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

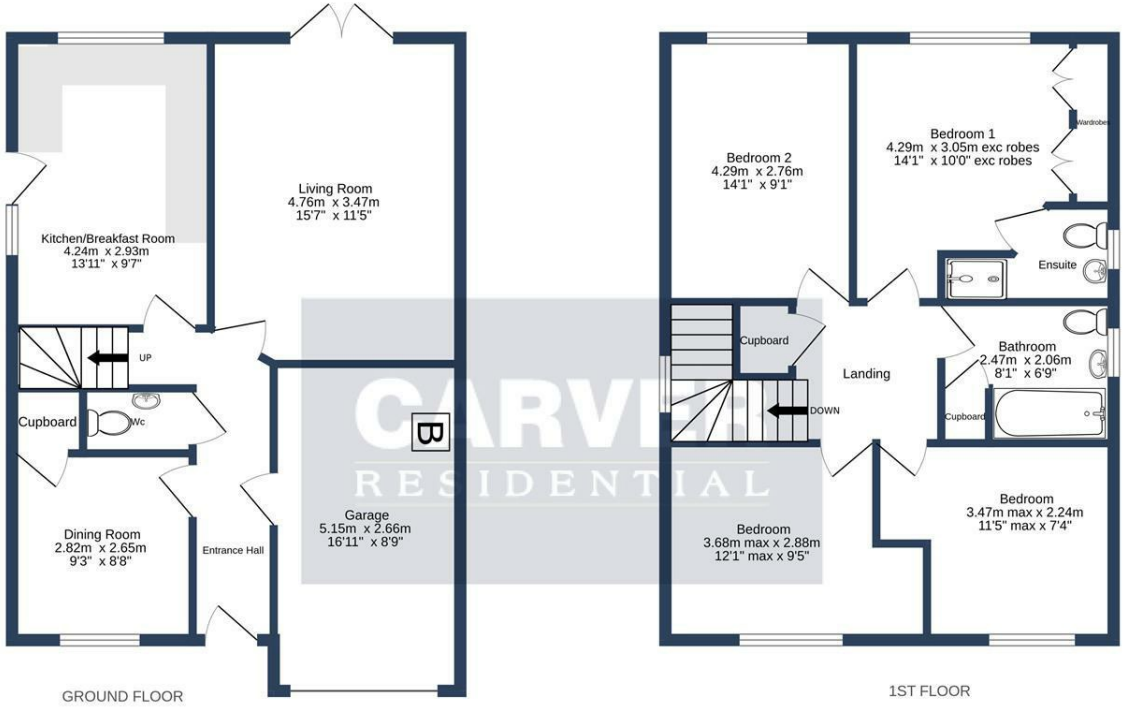
There was previously an integrated fridge and freezer in the kitchen/breakfast room which has been removed although our client(s) have informed that they would reinstate this, if required, (subject to negotiation). There is also provision for a dishwasher, if required.

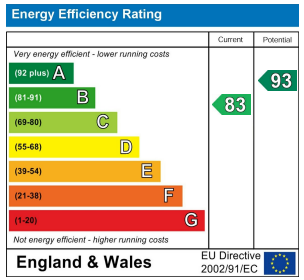
Buyer(s) Identification Checks

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)





Property size taken from EPC
1162.00 sq ft

CHESTNUT WAY, NEWTON AYCLIFFE. DL5 7AW.

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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