



Occupying a lovely corner position this double-fronted DETACHED family home with DOUBLE GARAGE is located in a popular location in the Cobbler's Hall area of Newton Aycliffe.

Upon entering, you are greeted by a welcoming entrance hallway that leads to three well-appointed reception rooms. The bay-windowed living room and dining room provide ample natural light, creating inviting spaces for relaxation and entertaining. The fitted kitchen/breakfast room is designed for both functionality and social gatherings, while the adjoining uPVC double glazed conservatory offers a tranquil spot to enjoy the views of the enclosed South-facing rear garden.

The ground floor also features a utility room and a convenient WC, enhancing the practicality of the home.

Upstairs, you will find a principal bedroom with en-suite shower room/WC, three additional bedrooms, perfect for family members or guests, along with a family bathroom/WC that includes a separate corner shower cubicle for added convenience.

Outside, the property boasts a block-paved driveway with parking for up to four vehicles, along with a detached double garage, providing ample storage and parking solutions. The enclosed rear garden is a delightful outdoor space, perfect for children to play or for hosting summer gatherings.

With uPVC double glazing throughout, this home ensures warmth and energy efficiency. This property is not just a house; it is a wonderful family home waiting to be cherished. Don't miss the opportunity to make it yours.





Agents Notes

Tenure:- Freehold

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

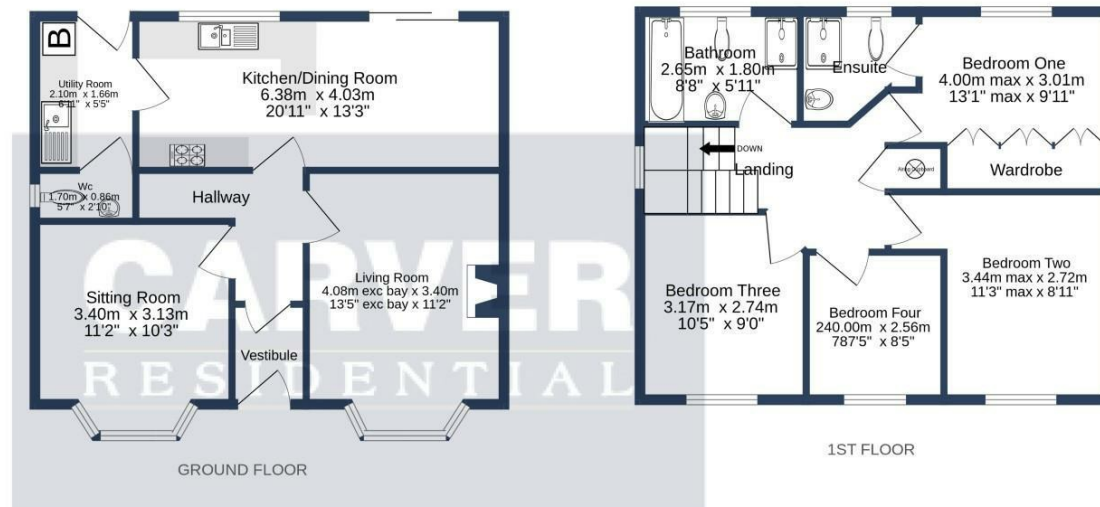
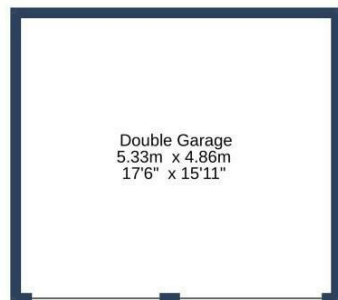
uPVC double glazing throughout

Council Tax:- Band E

Local Authority:- Durham County Council

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential 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.



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

PATENSON COURT, NEWTON AYCLIFFE. DL5 4XL.

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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MAB 6202



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