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Aylmer Grove
Newton Aycliffe, DL5 4NF
Price £285,000

Bungalow - Detached
3 Bedroom/s
1 Bathroom/s

Offered for sale with NO ONWARD CHAIN this fabulous DETACHED bungalow occupies a corner plot in this sought after location close to a host of everyday amenities. Upon entering, you are greeted by a welcoming hallway that leads to an impressive modern fitted kitchen/breakfast room. This well-appointed space features integrated appliances and a central island, making it perfect for both cooking and casual dining. This room seamlessly opens into a large extended dining room, enhanced by French doors that invite natural light and provide easy access to the garden, ideal for entertaining or enjoying family meals. The living room serves as a cosy retreat, complete with a focal point fire surround and additional French doors that further connect the indoor and outdoor spaces. This bungalow boasts three well-proportioned bedrooms, each equipped with built-in wardrobes for convenient storage. The third bedroom also features French doors that lead directly to the rear garden, offering a lovely view and easy access to outdoor relaxation. Completing this delightful home is a family bathroom/WC, ensuring practicality for everyday living. The property benefits from parking for a number of vehicles, with a driveway extending to the side leading to a detached garage. Warmed by gas central heating to radiators with uPVC double glazing we would encourage an internal viewing at the earliest opportunity.





- Individual detached bungalow
- Beautiful modern fitted kitchen/breakfast room with central island and integrated appliances
- 3 bedrooms, (each with built-in wardrobes)
- Driveway extending to the side providing parking for a number of vehicles
- Immaculately maintained throughout
- Spacious living room with French doors
- Large extended dining room with French doors
- Bathroom/WC
- Detached garage
- Popular, quiet location close to Town Centre amenities and bus routes

Agents Notes

Tenure:- Freehold

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

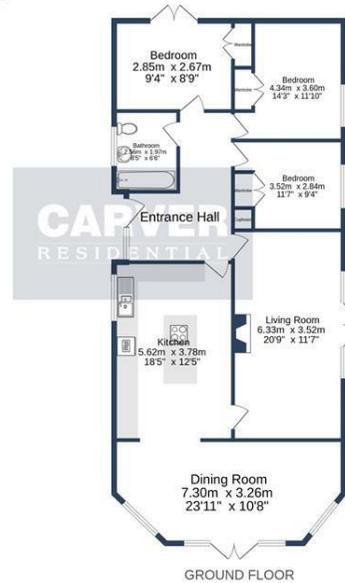
uPVC double glazing throughout

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 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.



GROUND FLOOR

AYLMER GROVE, NEWTON AYCLIFFE, DL5 4NF

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 is given 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

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MAB 6202



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