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ThurLOW Grove
Newton Aycliffe, DL5 4NG

Offers in the region of £230,000

Bungalow - Detached
3 Bedroom/s
1 Bathroom/s

An immaculate DETACHED bungalow enjoying a generous corner plot in this sought after location. An internal viewing will reveal an entrance hallway that leads to a dual aspect living room, bathed in natural light, creating an inviting atmosphere for relaxation and entertainment. There is a separate dining room ideal for family gatherings or intimate dinners. The fitted kitchen/breakfast room is both practical and functional, providing a lovely space for culinary pursuits. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space for guests or a home office. The shower room/WC, adds to the convenience of this well-designed layout. Outside, the generous corner plot gardens offer a wonderful opportunity for outdoor enjoyment and potential for extension, subject to the necessary planning permissions and consents. The property also features a driveway and an integral garage, providing ample parking and storage solutions. Situated within walking distance of Newton Aycliffe Town Centre and Tesco, this location is ideal for those who appreciate easy access to local amenities. With no onward chain, this bungalow is ready for you to make it your own. Whether you are looking to downsize or seeking a family home, this property presents a fantastic opportunity in a much loved location.





- Detached
- Separate dining room
- Shower room/WC
- Driveway
- Popular central location
- Sizeable naturally lit dual aspect living room
- Fitted kitchen/breakfast room
- Generous corner plot with potential to extend, (subject to the usual consents)
- Integral garage
- No onward chain

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

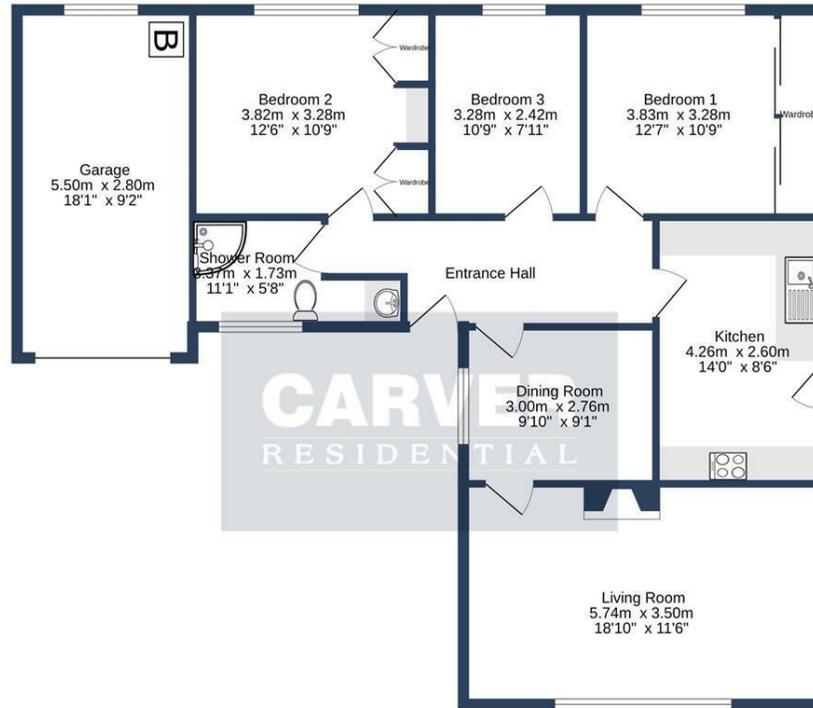
Council Tax:- Band C
Local Authority:- Durham County Council

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.

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, garage)



GROUND FLOOR

THURLLOW GROVE, NEWTON AYCLIFFE, DL5 4NG.

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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | 73 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Property Size from EPC
904.00 sq ft

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MAB 6202



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