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Annand Way, Newton Aycliffe, DL5 4ZD

Offers in the region of £220,000

A 4 bedroom DETACHED family home pleasantly situated on this popular development in thr Cobblers Hall area of Newton Aycliffe
Upon entering the entrance hallway you are greeted by a charming bay-windowed living room that invites natural light, creating a warm and welcoming atmosphere. The separate dining room, complete with French doors, provides an excellent space for entertaining or family gatherings. The fitted kitchen is both functional and stylish, complemented by a utility room and a convenient ground floor WC.
The principal bedroom is a generous retreat, featuring built-in wardrobes and an en-suite shower room, ensuring privacy and comfort. Three additional bedrooms offer ample space for family or guests, while the family bathroom/WC caters to the needs of the household.
Outside, the property benefits from a driveway along with an integral garage for added convenience. The enclosed rear garden provides a safe and private outdoor space, perfect for children to play or for hosting summer barbecues.
With no onward chain, this delightful home is ready for you to move in and make it your own. Whether you are a growing family or looking for a spacious home in a friendly community, this property on Annand Way is not to be missed.

4 bedroom/s
House - Detached

Council Tax: Durham County Council Band D
Tenure: Freehold
EPC Rating: C

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The Property Ombudsman

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.

Entrance Hallway

Living Room

16'0" into bay x 10'5" (4.90m into bay x 3.20m)

Dining Room

10'5" x 9'6" (3.20m x 2.92m)

Kitchen

10'11" x 9'3" (3.35m x 2.84m)

Utility Room

7'4" x 5'1" (2.24m x 1.57m)

WC

First Floor Landing

Bedroom One

13'8" x 12'11" (4.19m x 3.96m)

En-Suite Shower Room/WC

Bedroom Two

10'9" x 8'5" (3.28m x 2.57m)

Bedroom Three

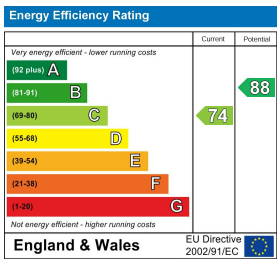
10'0" x 8'0" (3.07m x 2.46m)

Bedroom Four

8'9" x 6'9" (2.67m x 2.06m)

Family Bathroom/WC

8'5" x 6'5" (2.59m x 1.98m)



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Mortgage Advice Bureau

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There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202

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