



\*\*4/5 BEDROOMS with further LOFT ROOM\*\*. A corner-sited family home with sizeable enclosed rear gardens pleasantly situated within walking distance of Newton Aycliffe Town Centre. Upon entering, you are greeted by a welcoming hallway that leads to a bay-windowed living room, providing a bright and airy atmosphere. The heart of the home is undoubtedly the modern fitted kitchen/dining room, complete with a central island that invites culinary creativity and family gatherings. A uPVC double glazed conservatory extends the living space, perfect for enjoying the garden views throughout the seasons. The ground floor also features a convenient shower room/WC and a versatile study/, which can easily serve as a fifth bedroom, accommodating guests or providing a quiet workspace. Ascending to the first floor, you will find four bedrooms, alongside a family bathroom/WC that caters to the needs of the household. For those seeking additional space, the loft room presents a fantastic opportunity for a variety of uses, whether it be a playroom, home office, or extra storage. The property is set on a large enclosed corner plot, boasting beautifully maintained gardens with artificial grass and patio areas, ideal for outdoor entertaining or simply enjoying the fresh air. This home is not just a property; it is a sanctuary that offers comfort, style, and versatility in a sought-after location.

With its thoughtful layout and modern amenities, it is a wonderful opportunity for anyone looking to settle in Newton Aycliffe.



## Premium Conveyancing Pack

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches.

The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- \* Evidence of title
- \* Standard searches (regulated local authority, water & drainage & environmental)
- \* Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

## Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band A

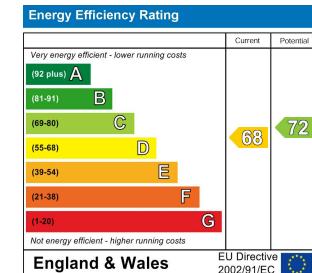
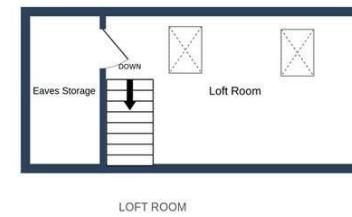
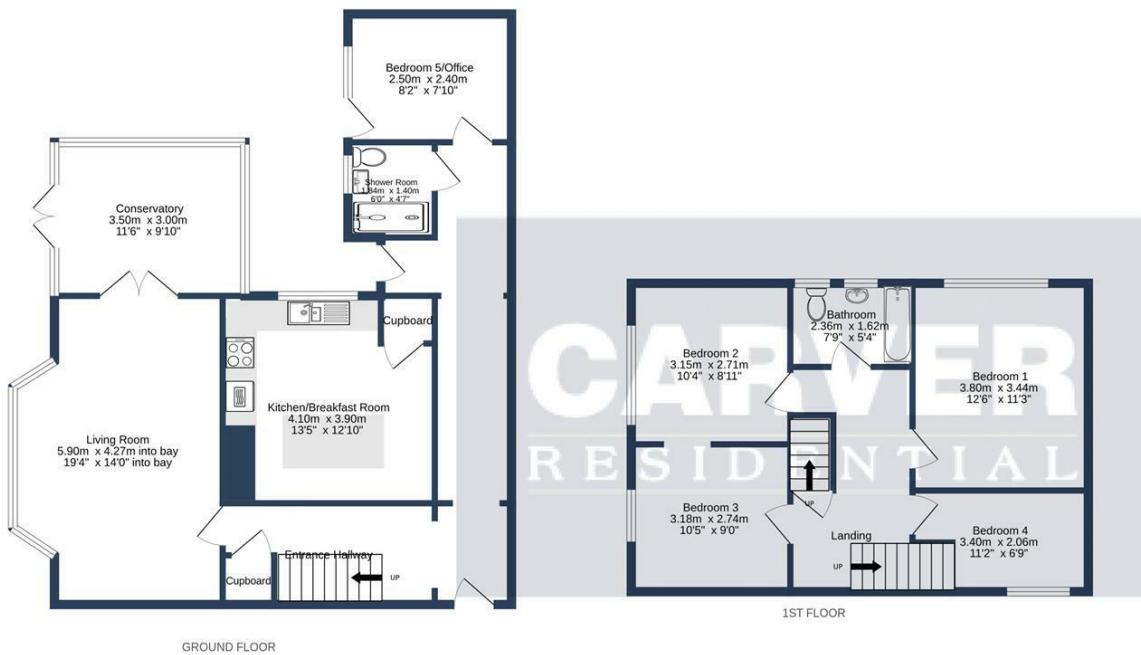
Local Authority:- Durham County Council

## 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)



STEAD CLOSE, NEWTON AYCLIFFE. DL5 4HF.

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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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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