



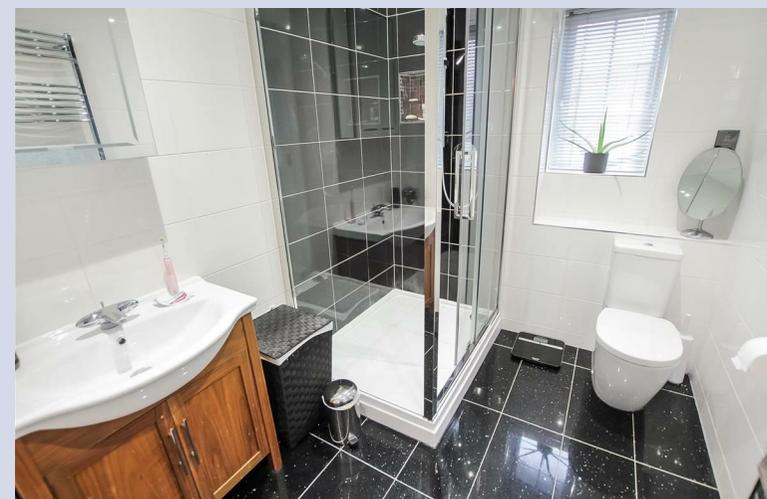
**CARVER**  
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Beaumont Close  
Woodham, DL5 4RR

**Offers in the region of £195,000**

House - Detached  
3 Bedroom/s  
2 Bathroom/s

An EXTENDED family home enjoying a lovely cul-de-sac location in the popular Woodham area to the outskirts of Newton Aycliffe. An internal viewing will reveal an entrance vestibule that leads to a delightful living room, featuring a walk-in bay and a striking fire surround with inset coal effect gas fire, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the modern fitted kitchen/dining room, equipped with integrated cooking appliances. This area seamlessly flows into a garden room extension, enhanced by French doors that open to the rear garden, allowing natural light to flood the space through the stylish "Velux" roof windows. The first floor comprises three bedrooms, including a principal bedroom complete with built-in wardrobes and a private en-suite shower room/WC. The additional two bedrooms are served by a family bathroom/WC, ensuring ample space for family living or guests. Outside, the property features a driveway that accommodates parking for up to three vehicles, leading to an integral garage for added convenience. The enclosed lawned garden provides a safe and serene outdoor space, perfect for children to play or for hosting summer gatherings. This delightful home is ideally situated in a peaceful location, just off Pemberton Road, making it a perfect retreat while still being within easy reach of local amenities. With its combination of modern features and classic charm, this property is a wonderful opportunity for those seeking a family home in a desirable area.





- Extended
- Utility
- Principal bedroom with en-suite shower room/WC
- Family bathroom/WC
- Driveway leading to garage
- Open plan extended fitted kitchen/dining room
- Ground floor WC
- Two further bedrooms
- Enclosed rear garden
- Cul-de-sac

**Agents Notes**

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band B

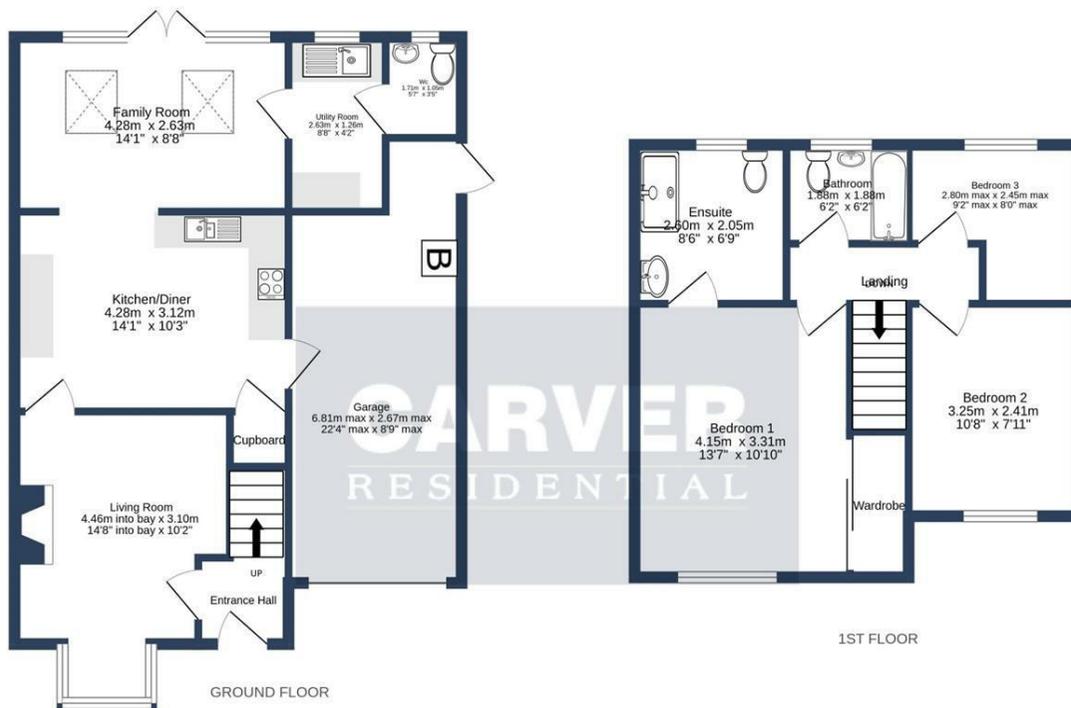
Local Authority:- Durham County Council

**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)



BEAUMONT CLOSE, NEWTON AYCLIFFE, DL5 4RR.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Property Size from EPC sq ft

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MAB 6202



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