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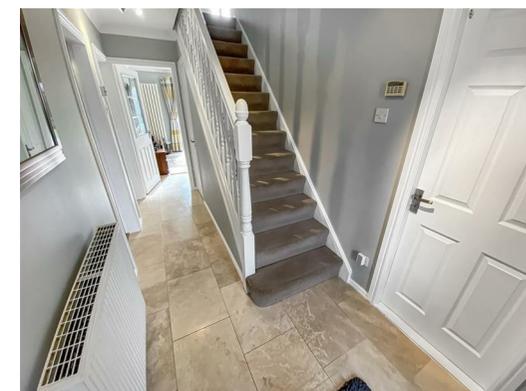
Stag Lane  
Woodham, DL5 4ST

**Offers in the region of £300,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

A beautifully presented DETACHED former show-home pleasantly situated on this popular development and having the particular advantage of a DOUBLE GARAGE. A front composite door opens into a bright hallway featuring elegant "Travertine" tiled flooring with ground floor WC and leading into the living room and kitchen/breakfast room. The ground floor boasts two generous reception rooms, including a bay-windowed dining room with polished wood flooring, perfect for entertaining guests. The large living room at the rear is bathed in natural light, thanks to French doors that open onto the expansive south-facing garden, creating a seamless indoor-outdoor living experience. The heart of the home is the comprehensively fitted kitchen/breakfast room, equipped with modern appliances including an integrated electric oven, induction hob, extractor fan, fridge, freezer, dishwasher, and washing machine. This space is not only functional but also inviting, making it a wonderful spot for family meals. The principal bedroom features an en-suite shower room/WC with a double-sized shower cubicle, providing a private retreat. Three additional bedrooms, two of which come with built-in wardrobes, offer ample space for family or guests. In addition there is a family bathroom/WC catering to the needs of a busy household. Outside, the property boasts a sizeable enclosed rear garden, complete with an extensive wood-decked area, perfect for summer gatherings. The block-paved driveway accommodates up to five vehicles, complemented by an integral double garage with sensored electric roller doors, ensuring convenience and security. Equipped with gas central heating to radiators, uPVC double glazing, security alarm system, CCTV and roof solar panels we would encourage an internal viewing of this wonderful family home at the earliest opportunity.





- Ground floor WC
- Large living room with French doors
- Separate bay windowed dining room
- Fully integrated kitchen/breakfast room
- Principal bedroom with en-suite shower room/WC
- Three further bedrooms, (two having built-in wardrobes)
- Integral double garage
- Beautifully presented throughout
- No onward chain

#### Agents Notes

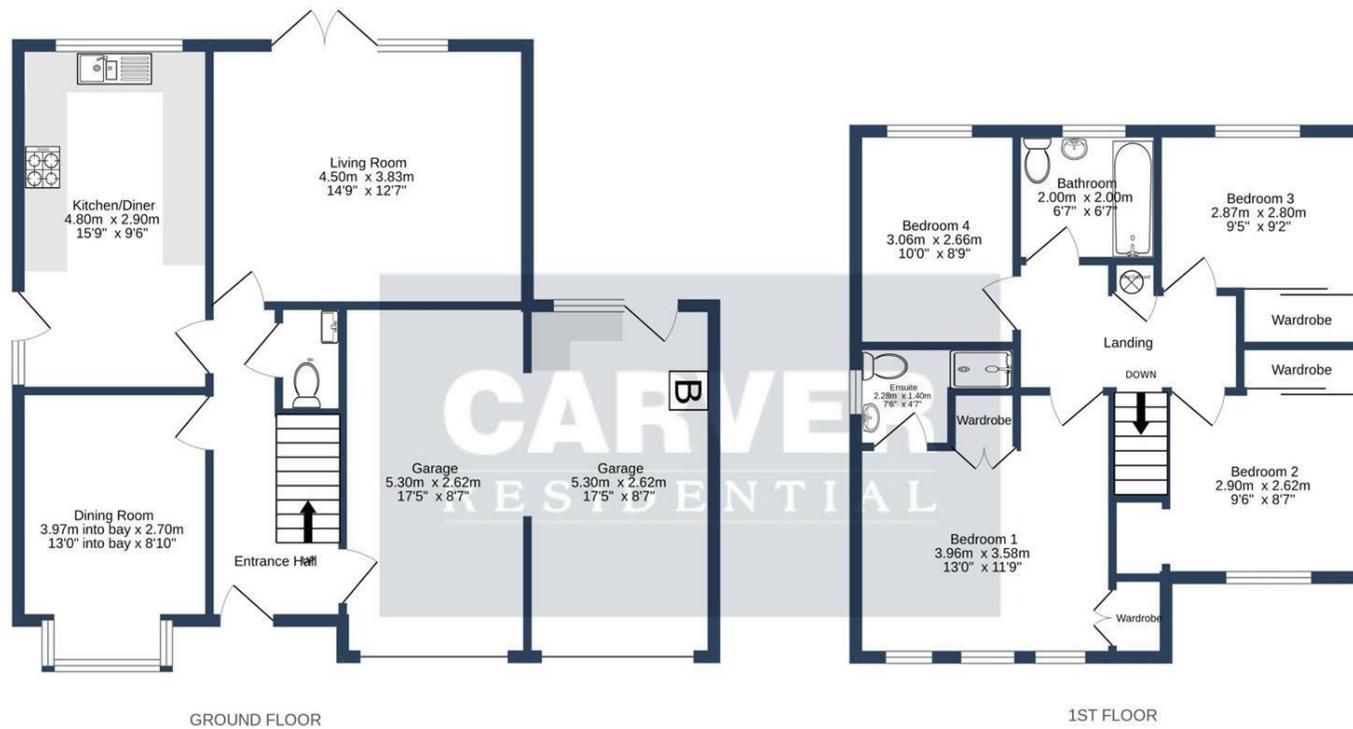
Tenure:- Freehold  
 Mains gas, (central heating to radiators with "Hive"), electricity & drainage  
 Water meter  
 CCTV & Security alarm system  
 uPVC double glazing throughout with composite front hallway and garage pedestrian door  
 Roof solar panels  
 Council Tax:- Band D  
 Local Authority:- Durham County Council  
 No onward chain

#### 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)



STAG LANE, NEWTON AYCLIFFE. DL5 4ST.

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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