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Butterwick Court

Woodham, Newton Aycliffe, DL5 4RD

Offers in the region of £249,950

NICK & GORDON
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RESIDENTIAL

A beautifully presented significantly improved DETACHED family home with TWO-STOREY REAR EXTENSION, TANDEM LENGTH GARAGE and sizeable enclosed private rear gardens. An internal viewing will reveal an inviting entrance hallway with GROUND FLOOR WC, an "L" shaped lounge/dining room, FITTED KITCHEN and a fabulous GARDEN ROOM EXTENSION to the rear of the property. The first floor features a principal bedroom with "Juliet" balcony and walk-in dressing room with EN-SUITE SHOWER ROOM/WC whilst there are three additional bedrooms and a family bathroom/WC with contemporary white suite. Externally there is a block paved driveway to the front of the property leading to the DETACHED GARAGE with beautiful enclosed tiered gardens to the rear of the property.





Agents Notes

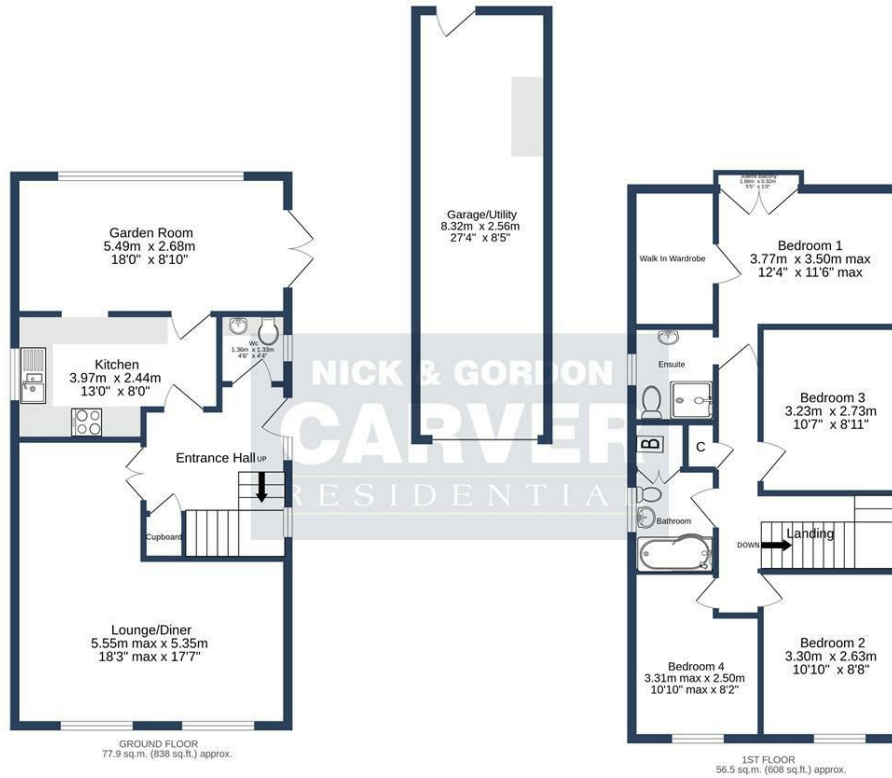
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council



BUTTERWICK COURT, NEWTON AYCLIFFE, DL5 4RD.

TOTAL FLOOR AREA : 134.4 sq.m. (1446 sq.ft.) approx.

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			84
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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