



country properties  
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Acle Meadows  
Newton Aycliffe, DL5 4XD

**Asking price £320,000**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL

A DETACHED 4 bedroom family home enjoying a pleasant corner position with TWO CONSERVATORIES and an INTEGRAL DOUBLE GARAGE. The property, which is offered for sale with NO ONWARD CHAIN, is situated on an exclusive development to the outskirts of Newton Aycliffe and features a well proportioned lounge with separate dining room, kitchen/breakfast room, utility room and en-suite shower room/WC to the principal bedroom. Equipped with gas central heating to radiators and uPVC double glazing the property is ideally located for access to the A1M, A689, Darlington and Durham.





- Lounge with separate dining room
- Utility room
- En-suite shower room/WC
- Corner plot
- 4 bedrooms
- Two conservatories
- Ground floor WC
- Integral double garage
- Popular location

#### **Agents Notes**

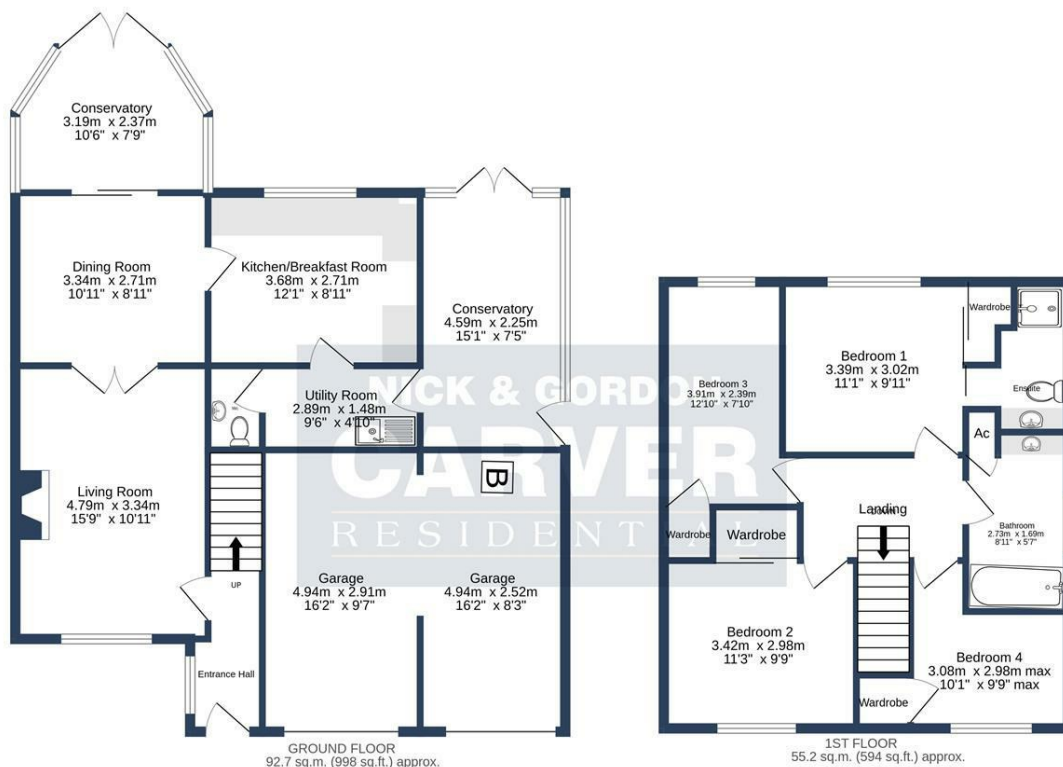
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band E

Local Authority:- Durham County Council



ACLE MEADOWS, NEWTON AYCLIFFE, DL5 4XD.

TOTAL FLOOR AREA: 147.9 sq.m. (1592 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) <b>A</b>                          |                         | <b>80</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 |           |

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