



A beautiful DETACHED family home with magnificent full-width rear SITTING ROOM EXTENSION with multi-fuel stove, modern FITTED KITCHEN with a range of built-in NEFF appliances, EN-SUITE WET ROOM/WC and PRIVATE enclosed rear gardens. Upon entering, you are greeted by a bright entrance hallway that leads to a convenient ground-floor WC. The heart of the home is the expansive living and dining room, which seamlessly connects to a modern fitted kitchen and breakfast room. This kitchen boasts elegant granite work surfaces and a selection of integrated "NEFF" appliances, making it a delight for any culinary enthusiast. The magnificent full-width ground-floor sitting room extension features "Velux" roof windows that flood the space with natural light, while French doors open onto the private garden, creating a perfect setting for entertaining or relaxing. A solid fuel stove adds a touch of warmth and charm to this inviting area. The principal bedroom is a true retreat, complete with built-in wardrobes and an en-suite wet room/WC that features under-floor heating and granite surfaces for added luxury. Three additional bedrooms, two of which also have built-in wardrobes, provide ample space for family or guests. The family bathroom/WC is tastefully designed with a modern white suite and elegant travertine tiling. Outside, the property boasts a double-width driveway along with an integral single garage for additional storage. The private enclosed gardens to the rear offer a lovely lawn and patio area, perfect for outdoor enjoyment. With uPVC double glazing and a gas central heating system controlled by HIVE, this home ensures comfort and efficiency throughout the year. This property is not just a house; it is a wonderful family home in a sought-after location, making it a must-see for anyone looking to settle in Woodham.





- Entrance hallway with ground floor WC
- Wonderful sitting room extension with "Velux" roof windows, French doors opening to rear garden and solid fuel stove
- Three further bedrooms, (two with built-in wardrobes)
- Double width driveway
- Private enclosed rear gardens
- Living/dining room opening to fabulous kitchen/breakfast room with a granite work surfaces and a range of integrated NEFF appliances
- Principal bedroom with built-in wardrobes and en-suite wet room/WC
- Family bathroom/WC with travertine tiles
- Integral single garage
- Popular cul-de-sac to the outskirts of Woodham

Agents Notes

Tenure:- Freehold

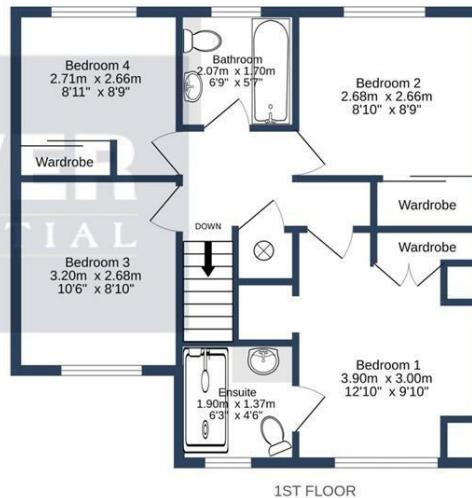
Mains gas, (central heating to radiators with HIVE system), electricity & drainage
CCTV
uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Durham County Council

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WINDSOR CLOSE, NEWTON AYCLIFFE, DL5 4YF.

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