





A beautifully presented, significantly improved DETACHED BUNGALOW enjoying a desirable cul-de-sac location in Woodham.

An internal viewing will reveal a spacious living/dining room providing a welcoming atmosphere, perfect for entertaining or relaxing with loved ones. The modern fitted kitchen/breakfast room, and a convenient utility room, ensures that daily tasks are a breeze.

The principal bedroom overlooks the rear garden and is equipped with built-in wardrobes and an en-suite shower room/WC. The family bathroom features a separate corner shower cubicle, adding to the practicality of this delightful home.

Set on a generous corner plot, the property boasts beautifully landscaped side and rear gardens, providing a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The extensive driveway offers ample parking for a number of vehicles, complemented by an integrated double garage and gated access to the side of the property providing secure parking, ensuring convenience and peace of mind.

This bungalow is not just a home; it is a lifestyle choice, offering a harmonious blend of space, style, and security in a sought-after location. Whether you are looking to downsize or seeking a family home, this property is sure to impress. Do not miss the opportunity to make this charming bungalow your own.







### **Agents Notes**

Tenure:- Freehold

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

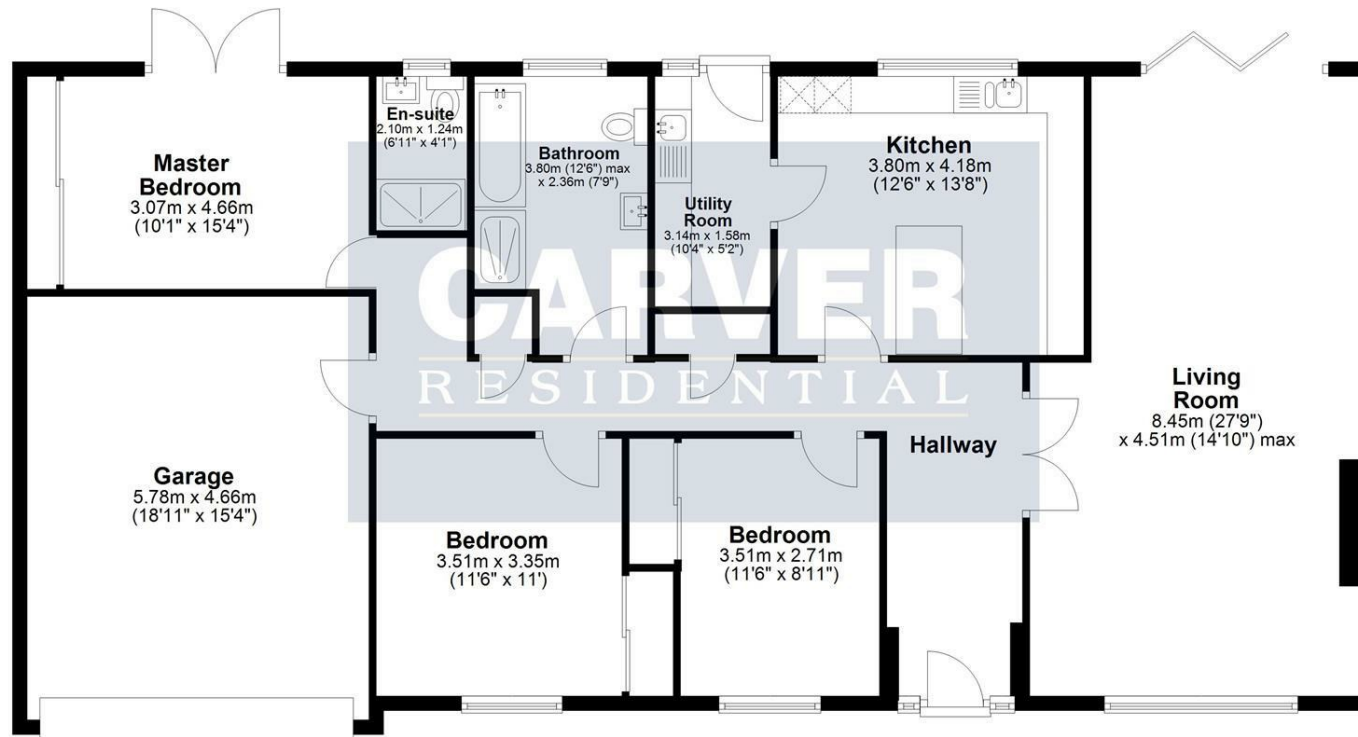
uPVC double glazing throughout

Council Tax:- Band E

Local Authority:- Durham County Council

## Ground Floor

Approx. 156.0 sq. metres (1679.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(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		
	72	
England & Wales		EU Directive 2002/91/EC

Total area: approx. 156.0 sq. metres (1679.7 sq. feet)

**6 Low Green, Newton Aycliffe**

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MAB 6202



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