



**CARVERS**  
SALES & LETTINGS

Pemberton Road  
Newton Aycliffe, DL5 4UW  
£950 Per calendar month

House - Semi-Detached





This is an immaculately presented 3 bedroomed property situated in the much sought after Woodham area of Newton Aycliffe close to a range of convenience stores including post office a stone's throw away. Beautiful woodland walks which lead all around the area are on your doorstep along with easy access to major road links and train station close by.

The property briefly comprises entrance porch, larger than average hallway with staircase to the first floor, lounge leading through to a beautiful breakfast kitchen with separate island. The kitchen offers integrated appliances including washing machine, fridge/freezer, dishwasher, double oven with hob and grill place. Also to the ground floor there is a downstairs WC. Double UPVC patio doors lead to the impressive garden area, with built in lighting to path leading to decking area, perfect for entertaining. The property has the benefit of not being overlooked to the rear and also benefits from a water feature, patio area and decking area with built in seating and storage.

To the first floor the master bedroom has been beautifully decorated, and is generous in size and benefits from an en-suite shower room / wc. There is a second double bedroom, and a third bedroom which has been converted into a walk in wardrobe with dressing table and plenty of storage. This room could easily be used as a home office. The family bathroom is modern and offers bath with overhead power shower, wc, wash hand basin and towel rail.

To the front there is a double driveway with access to the rear of the property to the side. The property benefits from UPVC double glazing, gas central heating, wooden style venetian slat blinds. Viewing is highly recommended.

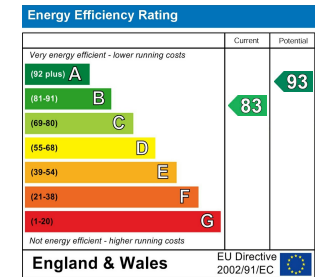
Available first week of June.

EPC - B  
Council Tax Durham - C









Property size taken from EPC  
sq ft



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