



VENTURE
PLATINUM

Karles Close | Newton Aycliffe
£375,000



Venture Properties are delighted to offer to the market this immaculately presented six bedroom detached property standing on a prime position within this sought after cul de sac in the Cobblers Hall area of Newton Aycliffe.

This substantial family home has been extended and improved by the current owners and offers versatile family living and entertaining over three floors suitable for a variety of purchasers. There are gardens to the front and rear with off street parking and a double garage.

Rarely do similar properties come to the market and internal inspection comes highly recommended to fully appreciate all this fabulous home has to offer.

Entrance Hallway

With composite door, laminate flooring, staircase to the first floor and under stairs storage cupboard.

Lounge/Diner 7.01m x 3.33m (23' x 10'11)

Upvc double glazed bay window to the front, laminate flooring, feature fireplace with gas fire, two radiators, double doors to the kitchen/diner

Dining Room 3.53m x 3.35m (11'7 x 11')

Upvc double glazed bay window to the front, coving to ceiling and radiator.

Kitchen/Diner 9.75m x 3.71m (32' x 12'2)

Upvc double glazed windows to both side elevations and to the rear, fitted with a quality bespoke range of limed oak wall, base and drawer units, contrasting granite work surfaces and matching splash backs, space for Range Master oven, twin porcelain sink unit with mixer tap, integrated fridge, integrated freezer, pull out larder, spice racks and tiled flooring, space for table and chairs

Garden Room 3.84m x 3.51m (12'7 x 11'6)

A fanstatic garden room with double doors to the side, upvc double glazed window to the rear and laminate flooring.

Utility Room

With upvc door to the rear, upvc window to the side, base units, composite sink unit with mixer tap, space for washing machine, space for tumble dryer, breakfast bar, laminate flooring and wall mounted Glo Worm boiler.

Ground Floor Cloaks

With low level wc, wash hand basin, radiator, window to the side, laminate flooring.

Inner Hallway

With radiator, tiled flooring.

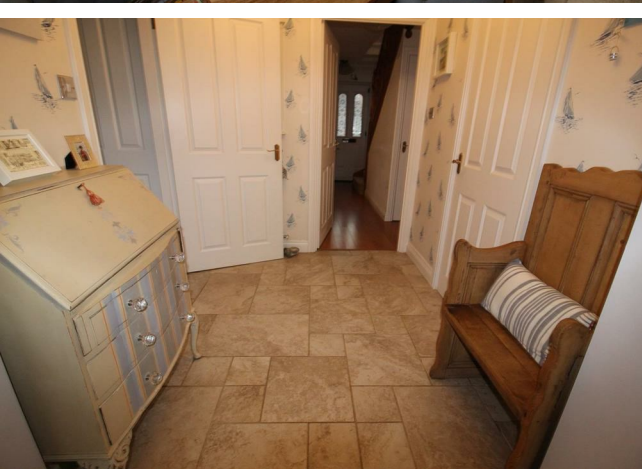
First Floor

Landing. Upvc double glazed bay window to the front and airing cupboard.

Bedroom 1 3.40m x 3.15m (11'2 x 10'4)

Upvc double glazed window to the rear, two fitted double wardrobes, laminate flooring, radiator.





En-Suite

Comprising shower cubicle, wash hand basin in vanity unit, low level wc, window to the rear, part tiled walls and laminate flooring.

Bedroom 2 3.40m x 2.67m (11'2 x 8'9)

Upvc double glazed window to the front, laminate flooring and radiator.





Bedroom 3 3.20m x 2.26m (10'6 x 7'5)

Upvc double glazed window to the rear, laminate flooring, radiator. Currently used as an office.

Bedroom 4 3.43m x 1.96m (11'3 x 6'5)

Upvc double glazed window to the front, radiator, laminate flooring.

Family Bathroom

Fitted with a stylish suite comprising free standing bath with shower over with waterfall head and spray attachment, shower screen, low level wc, wash hand basin, fully tiled New York style tiled walls, tiled flooring, ceiling spotlights with pvc ceiling, heated towel rail and obscure window to the rear.

Second Floor

Landing. With velux window to the rear.



Bedroom 5 4.24m x 3.53m (13'11 x 11'7)

Velux windows to the front and rear, fitted drawers, dressing table and storage cupboard.

Bedroom 6 3.43m x 1.96m (11'3 x 6'5)

Velux windows to the front and rear, laminate flooring, radiator and fixed drawers/dressing table and storage cupboard.

Externally

There is an open plan lawned garden to the front with off street parking for two vehicles leading to the detached double garage with up and over doors, car charging port. There is gated access to the rear garden which is laid to lawn with patio decked area leading from the garden room. There is a summerhouse, outside water tap and garden shed.

Council Tax

Band E

Tenure

This property is freehold

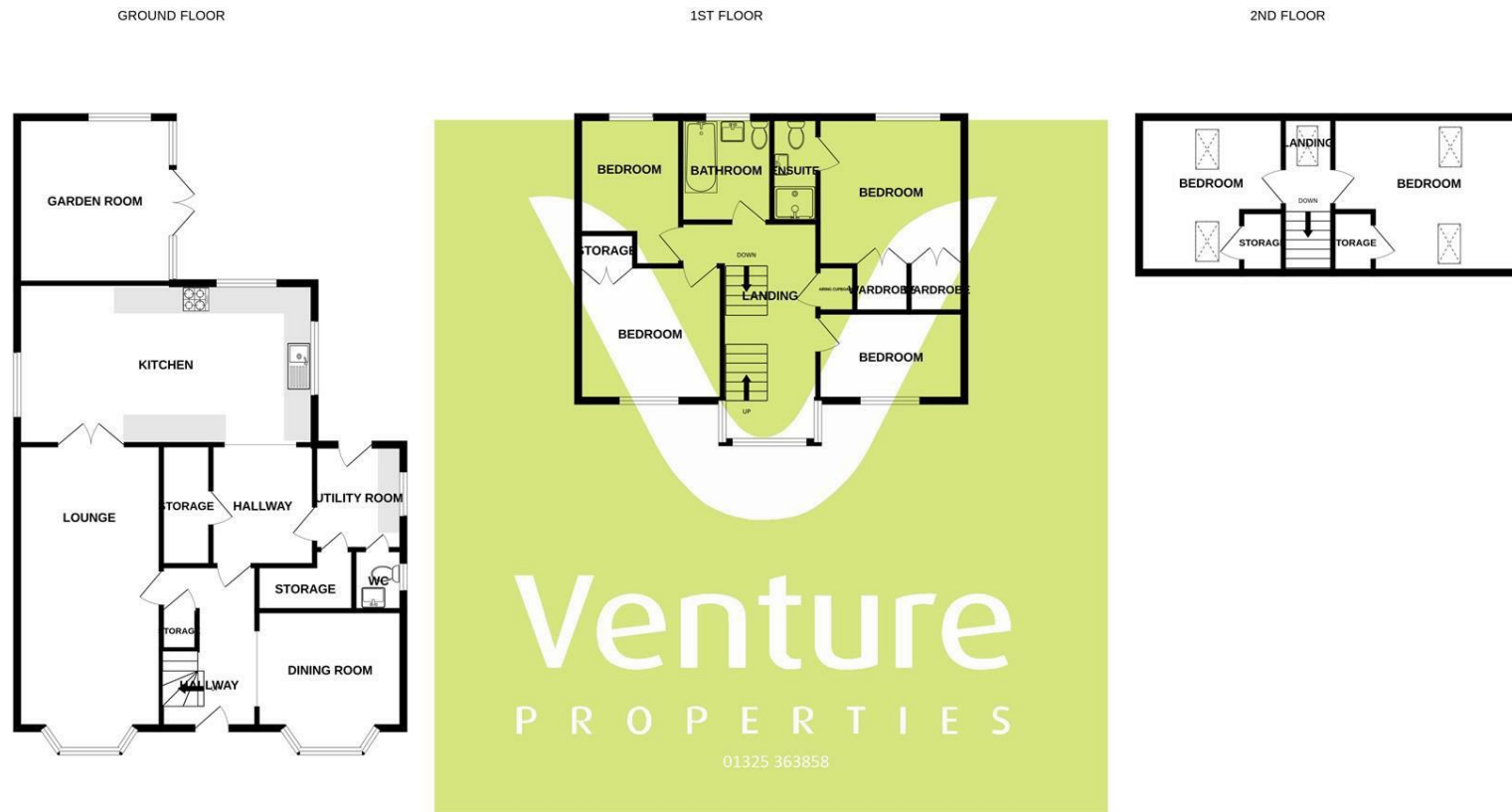
Note

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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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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