



VENTURE
PLATINUM

Acle Meadows | Newton Aycliffe
£365,000



Nestled in the desirable Acle Meadows area of Newton Aycliffe, this stunning four-bedroom executive detached house offers a perfect blend of comfort and style. The property boasts spacious accommodation, ideal for families or those who enjoy entertaining. With two inviting reception rooms, there is ample space for relaxation and social gatherings.

The heart of the home features two delightful conservatories, allowing natural light to flood in and providing a serene space to unwind or enjoy the garden views. The main bedroom benefits from an en-suite bathroom, ensuring privacy and convenience, while the additional three bedrooms offer flexibility for family, guests, or a home office.

Set on a generous corner plot, the property is surrounded by well-maintained gardens both at the front and rear, providing a lovely outdoor space for children to play or for hosting summer barbecues. The driveway accommodates parking for multiple cars and leads to a double integral garage, offering additional storage or workshop space.

This exceptional home is not only a sanctuary of comfort but also a practical choice for modern living. With its prime location and impressive features, it presents an outstanding opportunity for those seeking a quality residence in a friendly community. Do not miss the chance to make this remarkable property your new home.

Entrance Hallway

Door to front, staircase to first floor landing and radiator.

Lounge 4.80m x 3.33m (15'9 x 10'11)

Upvc bow window to front, coving to ceiling, feature fireplace with inset, real flame effect gas fire and marble back and hearth. Double doors to dining room and radiator.

Dining Room 3.33m x 2.72m (10'11 x 8'11)

Double doors to conservatory, decorative coving to ceiling, access to kitchen, radiator and ample space for a table and chairs.

Conservatory - Rear 3.05m 1.83m x 2.36m (10' 6 x 7'9)

Situated to the rear with solid floor with linoleum covering and Upvc double glazed windows and doors opening out onto the rear garden,

Kitchen 3.68m x 2.72m (12'1 x 8'11)

Upvc double glazed window to rear, fitted with a modern range of wall, base and drawer units with contrasting work surfaces. Stainless steel sink with mixer tap, space for a cooker and dishwasher. Part tiled walls, radiator and access to utility room.

Utility Room 2.90m x 1.47m (9'6 x 4'10)

Upvc double glazed window to rear, fitted with wall and base units, stainless steel sink with tiled splashback and space for an American style fridge freezer and tumble dryer. Radiator and access to the downstairs cloak room and second conservatory to the side of the property.

Downstairs Cloakroom/W.C.

With low level w.c, wash hand basin and radiator.

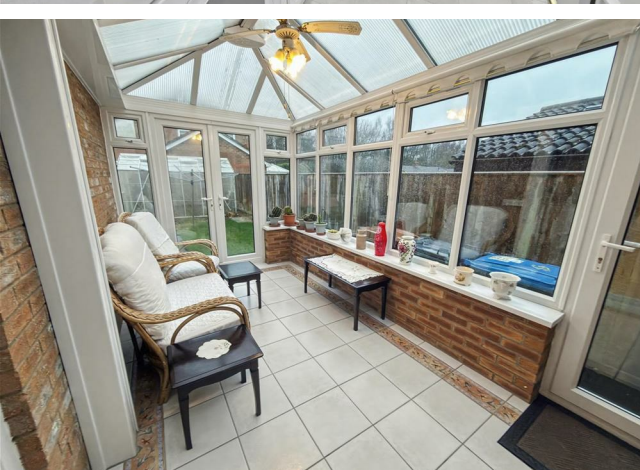
Conservatory - Side 4.60m x 2.26m (15'1 x 7'5)

Part Upvc double glazed and part wall with apex roof. Situated to the side of the property. with tiled floor, double doors to rear and door to side.

First Floor

With access to fully boarded loft.





Bedroom One 3.38m x 3.02m (11'1 x 9'11)

Upvc double glazed window to rear, fitted wardrobes with mirrored sliding doors, radiator and access to the en-suite bathroom.

En-Suite

Upvc double glazed obscure window to side, with shower cubicle, low-level w.c, wash hand basin and part tiled walls.

Bedroom Two 3.43m x 2.97m (11'3 x 9'9)

Upvc double glazed window to front, fitted wardrobes and radiator.





Bedroom Three 3.91m x 2.39m (12'10 x 7'10)

Upvc double glazed window to rear, fitted wardrobes and radiator.

Bedroom Four 3.07m x 2.97m (10'1 x 9'9)

Upvc double glazed window to front, fitted wardrobes and radiator.

Bathroom

Upvc double glazed obscure window to side, panelled bath with shower over, wash hand basin in vanity unit and low-level w.c. Part tiled walls and radiator

Externally
To the front there is off street parking for multiple vehicles on the driveway, with access to double garage via two up and over doors. There is also access to the rear of the property and a low maintenance lawn area with established shrubs and plants.
To the rear is an enclosed generous garden which is mainly laid to lawn with a paved patio area and greenhouse. Well established shrubs to side border.

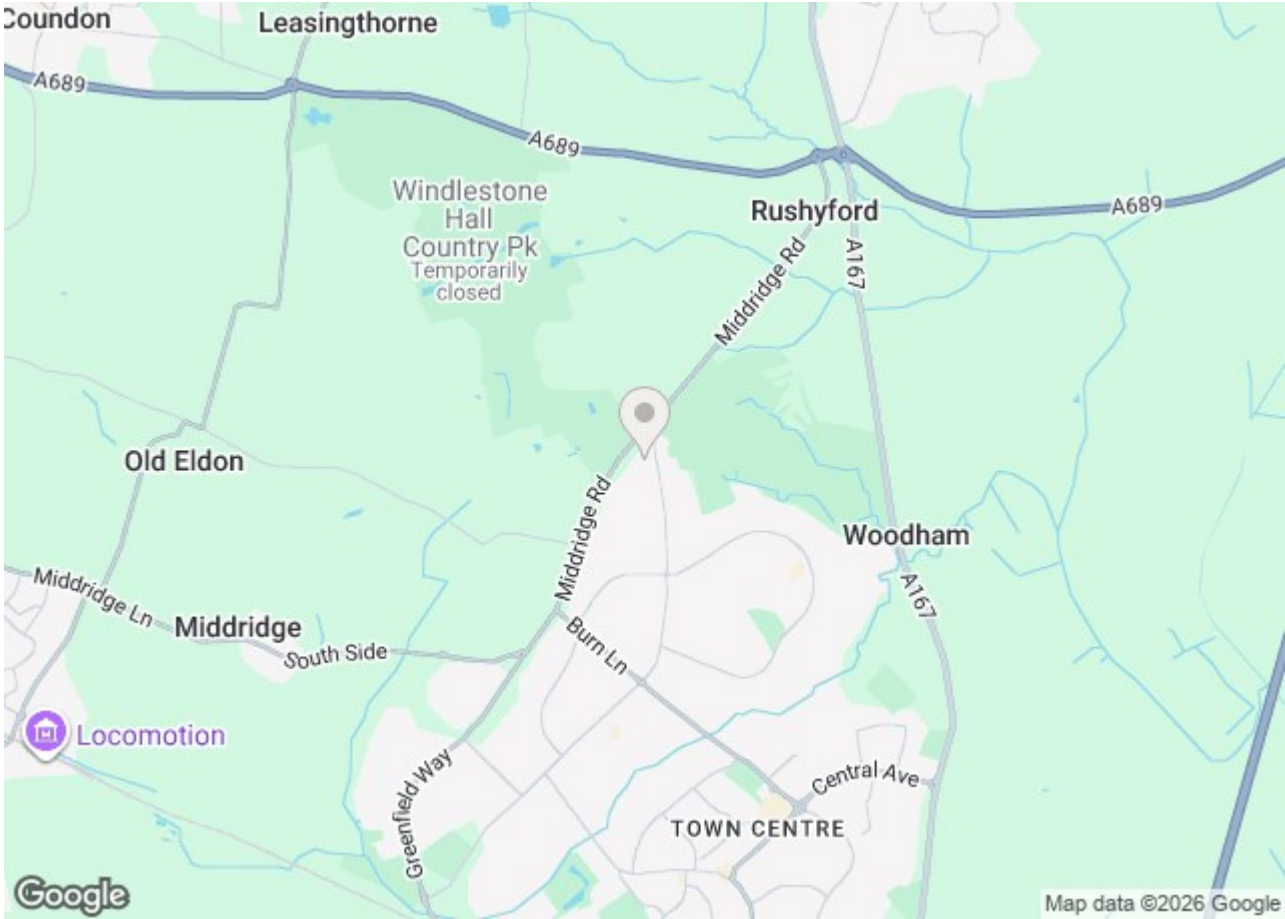
Tenure
Freehold

Property Details
Local Authority: Durham
Council Tax Band: E
Annual Price: £3,118
Conservation Area No
Flood Risk Very low
Floor Area 1,076 ft 2 / 100 m 2
Plot size 0.09 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
1 Mbps
Superfast
80 Mbps
Ultrafast
2000 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house





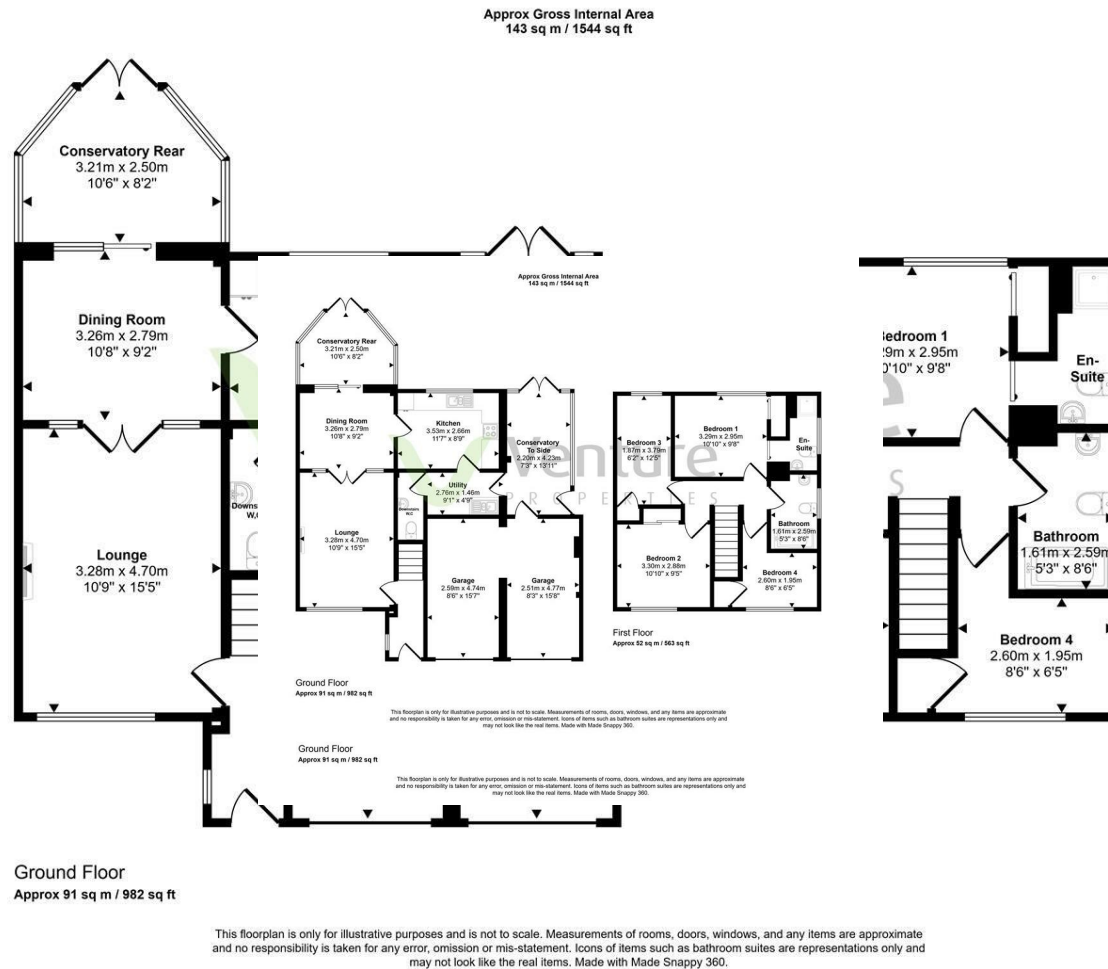


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		80
	62	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

- Four Bedroom Executive Detached Home
- Spacious Accommodation With 4 Reception Rooms
- Multiple Car Driveway Leading To A Double Integral Garage
- Gardens Front And Rear
- Must Be Seen
- EPC Grade D
- Council Tax Band E
- Close To Excellent Routeways Across Town And Country
- En-Suite To The Main Bedroom
- Corner Plot

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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.