



9 The Coppice, Newton Aycliffe, DL5 4DQ
Offers In The Region Of £195,000



This beautifully presented, stunning three bedroom detached property is positioned in a prime position at the head of a quiet cul-de-sac on the perimeter of this popular modern residential development, built by Chapter Homes to The Mason design, also retaining the remainder of its NHBC warranty.

The property has a superb open plan kitchen/diner ideal for family living and entertaining leading out to the garden. The first floor has three bedrooms the main benefitting from an en-suite, together with a family bathroom.

In our opinion the property will make the perfect home for a variety of purchasers and viewing is recommended

- Modern Detached House
- Open Plan Kitchen/Diner
- Council Tax Band D
- 3 Bedrooms
- Garden To The Rear
- EPC Rating D
- En-Suite to Main Bedroom
- Garage & Off Street Parking
- Viewing Recommended

Entrance Vestibule

With composite door to the front, upvc double glazed window to the side and staircase to the first floor.

Lounge

13'6 x 10'3 (4.11m x 3.12m)

Upvc double glazed window to the front, under stairs storage cupboard and radiator.

Kitchen/Diner

23'7 x 11'7 (7.19m x 3.53m)

Two Upvc double glazed windows to the rear
Kitchen Area: Fitted with a stylish range of white wall, base and drawer units, contrasting work surfaces, stainless steel sink unit, four ring gas hob, oven and extractor, integrated washing machine, integrated dishwasher, integrated fridge/freezer.

Ground Floor Cloaks

Fitted with a low level wc, wash hand basin, Karndean flooring and radiator.

First Floor

Landing and access to loft.

Bedroom 1

Upvc double glazed window to the front and radiator.

En-Suite

Fitted with a suite comprising, shower cubicle, low level wc, wash hand basin, radiator, vinyl flooring and upvc double glazed obscure window to the rear.

Bedroom 2

11'7 x 10'3 (3.53m x 3.12m)

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

Bedroom 3

11'3 x 7'11 (3.43m x 2.41m)

Upvc double glazed window to the rear and radiator.

Bathroom

Fitted with a modern white suite comprising panelled bath, low level wc, wash hand basin, vinyl flooring, radiator and upvc double glazed window to the rear.

Externally

To the front of the property there is a double



driveway leading to the integral garage which has an up and over door, power and light.

To the rear there a garden that is mainly laid to lawn with patio area.

There is also gated access to the side of the property.

Council Tax

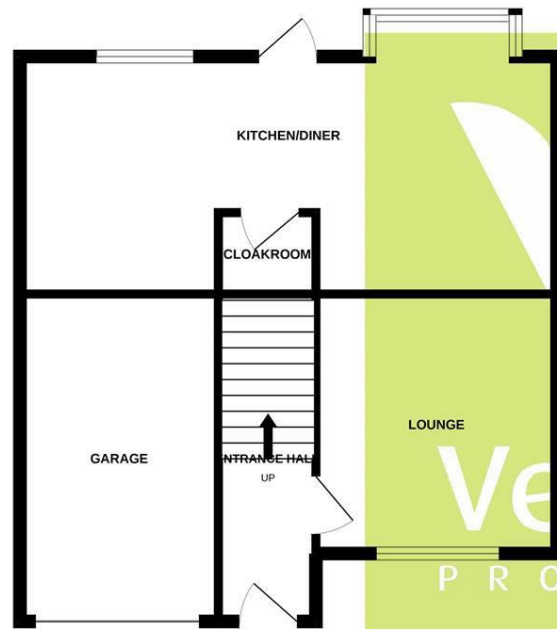
Band D

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



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	9
(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

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		

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