



VENTURE
PLATINUM

Acle Burn | Newton Aycliffe
Offers Over £790,000



Venture Properties are delighted to offer this remarkable detached house which offers an exceptional living experience. The main residence boasts five bedrooms and two bathrooms and in addition an immaculately presented, double storey self contained annexe consisting of two bedrooms and two bathrooms, fully fitted kitchen and two spacious reception room, ideal for parents, guests or as a private space for older children.

The outdoor area is equally impressive, boasting a stunning outdoor swimming pool, a fire pit for cosy evenings, a summerhouse for leisurely afternoons, and a hot tub for ultimate relaxation as well as a number of seating areas and a beautiful setting for outdoor activities, making it a perfect retreat for family gatherings and entertaining friends.

This property truly stands out with its blend of luxury, space, and outdoor enjoyment, making it a rare find in the market. If you are looking for a home that offers both comfort and style in a desirable location, this is an opportunity not to be missed.
Total floor area 409 square metres

Entrance Porch

Upvc door to front leading into the hallway.

Entrance Hallway

A welcoming hallway with Porcelanosa flooring, staircase to first floor and full length window to front. Under stairs storage and radiator.

Ground Floor Cloaks

With low level w.c, wash hand basin in vanity.

Lounge 10.39m x 4.27m (34'01 x 14'00)

Double glazed leaded windows to front and side, coving to ceiling and fireplace with real DRUGas fire. Hardwood flooring and double doors to open plan kitchen/breakfast room/diner.

Kitchen/Diner/Garden Room Area 7.70m x 7.95m (25'03 x 26'01)

Cosy sitting area with coving to ceiling and vertical radiator. Double doors to Conservatory.

A fantastic bespoke stylish fitted, Bespoke open aspect kitchen with modern grey wall, base and drawer units including deep pan drawers, glazed display cabinets with feature lighting and contrasting worktops. Two Integrated Neff, eye level ovens and integrated Neff microwave with warming drawer. Large Integrated fridge and freezer, spotlights to ceiling and Porcelanosa tiled wood flooring.

Breakfast Island with integrated sink and mixer tap, dishwasher and seating into Garden Room area with glazed roof and walls that look into the adjacent Conservatory.

Utility Room

Coving to ceiling and spotlights. With modern grey base, drawer and larder units. Stainless steel sink with mixer tap. There is space for a washing machine and tumble dryer. Door to rear and internal access to Annexe.

Conservatory/Sun Room 7.04m x 3.91m (23'01 x 12'10)

Fully glazed roof and part wall structure with double doors to rear. Ample room for dining table, chairs and relaxed seating. Radiator.

First Floor Landing

Staircase and landing.

Bedroom One 4.90m x 4.27m (16'01 x 14'00)

Double glazed leaded window to front, coving to ceiling, fitted wardrobes and drawer units with inset media feature and lighting. Radiator and access to En-Suite.

En-Suite

Double glazed obscure leaded window to rear, 10mm glass double walk in shower with waterfall and spray. low level w.c, oversized wash hand basin in vanity with storage and led lit mirror. Modern heated towel rail and part tiled walls and floor.

Bedroom Two 3.15m x 3.28m (10'04 x 10'09)

Double glazed leaded window to front, coving to ceiling and radiator.

Bedroom Three 3.23m x 2.82m (10'07 x 9'03)

Double glazed leaded window to rear, coving to ceiling, fitted wardrobes with overhead storage and radiator.

Bedroom Four 4.27m x 2.84m (14'00 x 9'04)

Double glazed leaded window to rear, coving to ceiling and currently used as an office with overhead storage and desk.

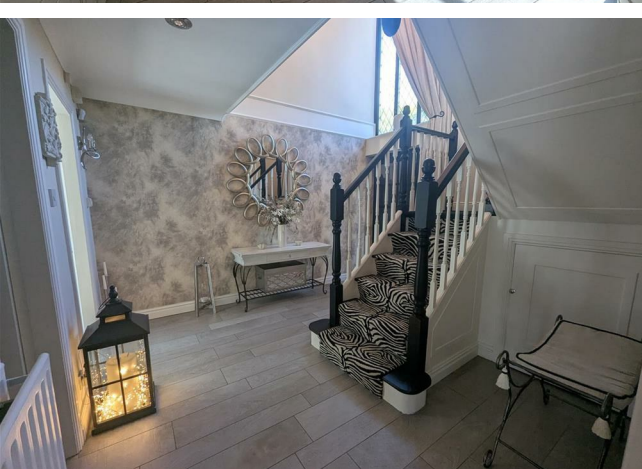
Family Bathroom

Double glazed obscure window to rear, Refitted to a high specification bespoke designed stylish bathroom with freestanding Victoria & Albert Oval bath with mixer and spray. Victoria & Albert Oval oversized sink with V & A mixer tap in recessed display unit with light. 10mm glass double walk in shower with waterfall and spray. Spotlights to ceiling and tiled floor with two heated towel rails.

Staircase to Second Floor

With secure storage into the eaves.





Attic Room 7.82m x 4.14m (25'08 x 13'07)

A sizeable attic room with three Velux windows to front, fitted wardrobes and hardwood floor.

Annexe Inner Hall

Upvc door to front, staircase to first floor and access to various rooms.

Annexe Lounge 5.03m x 5.79m (16'06 x 19'00)

Two double glazed leaded windows to front, coving to ceiling, spotlights to ceiling and wall mounted electric flame effect fire and radiator.

Annexe Dining Room 6.58m x 4.22m (21'07 x 13'10)

Two double glazed leaded windows to front and two radiators.





Annexe Kitchen/Breakfast Room 5.28m x 2.49m (17'04 x 8'02)

Double glazed leaded window to front, cream wall, base and drawer units with glazed display cabinets. Space for a range style cooker and fridge freezer, one and a half bowl Porcelain sink with mixer tap, integrated dishwasher and wine cooler. Wood flooring.

Annexe Landing

Staircase and landing with fitted cupboards and radiator.

Annexe Bedroom One 5.28m x 4.50m (17'04 x 14'09)

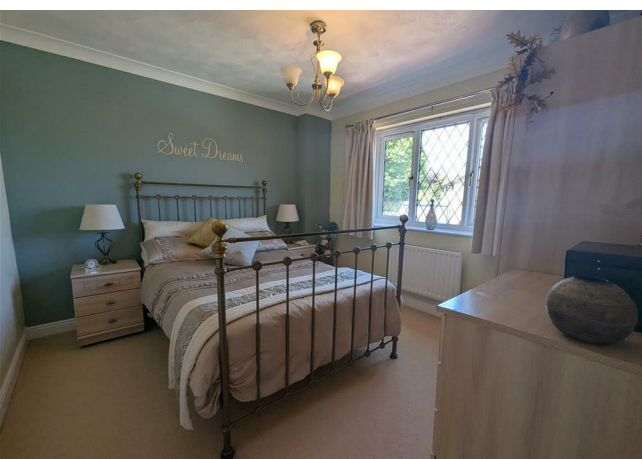
Double glazed leaded window to front, coving to ceiling, ample fitted wardrobes and radiator.

Annexe Bedroom Two 1.98m x 3.51m (6'06 x 11'06)

Two Velux windows and storage housing the two gas central heating boilers.

Annexe Bathroom

Window to rear, fitted panelled bath with mixer and spray, corner shower cubicle with jet spray feature. Twin sink unit with mixer taps in vanity unit and led lit mirror. Low level w.c in vanity, fully tiled walls and floor, radiator and heated towel rail. There is a touch screen mirror/tv and shaving point.



Externally

To the front there is a grand entrance with ample off street parking and gated access. There is also individual access to the Annexe building.

To the rear is a magnificent landscaped garden with many features, including a generous size swimming pool, BBQ area, a stunning sunken fire pit feature with seating and plenty of patio space. There is also a separate lawn area where you will find a hot tub.

Solar Panels

The property benefits from solar panels with approx 10-year full FIT tariff remaining (currently 0.71p per KW increasing each year) Estimated income per annum of £2000 plus free energy that is produced. The Solar battery pack can be purchased from the current owner at a cost of £30,000.

Tenure

Freehold

Property Details

Local Authority: Durham

Council Tax Band: F

Annual Price: £3,685

Conservation Area: No

Flood Risk Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.27 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

1 Mbps

Superfast

80 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







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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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