

Westfields

Newton Aycliffe DL5 6PX

£245,000

Venture PROPERTIES









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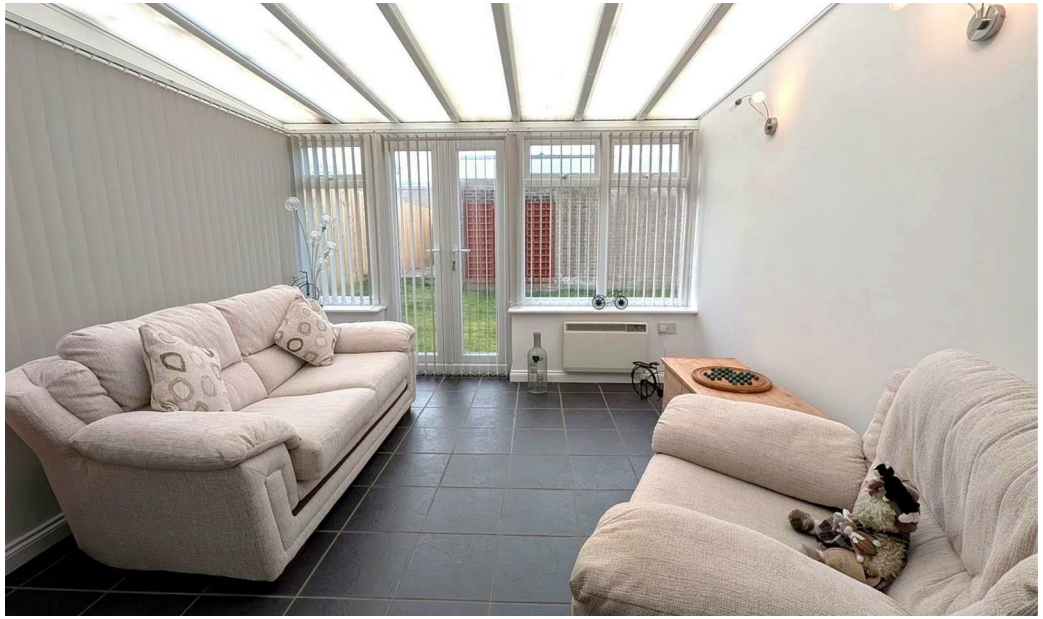








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- Three Bedroom Bungalow
- No Onward Chain
- New Roof Installed 2025
- School Aycliffe Location
- Large Corner Plot
- Council Tax Band C
- Off Street Parking & Garage
- Deceptively Spacious Throughout
- EPC Rating C

Situated in this quiet cul-de-sac within Westfields, School Aycliffe, this well presented detached bungalow offers a unique opportunity for comfortable living. With a deceptively spacious and versatile layout, this property boasts four reception rooms, providing ample space for relaxation, entertainment, or even a home office.

The bungalow features three well-proportioned bedrooms, perfect for families or those seeking extra space for guests. The modern bathroom complements the home beautifully, while the recently replaced kitchen is a highlight, offering a stylish and functional area for culinary pursuits.

Set on a large prime corner position, this property benefits from a double garage and parking for two vehicles, ensuring convenience for residents and visitors alike. The absence of an onward chain makes this an attractive option for those looking to move swiftly into their new home.

We highly recommend viewing this delightful bungalow to fully appreciate its charm and potential. Whether you are a first-time buyer, a family, or looking to downsize, this property is sure to meet your needs. Don't miss out on the chance to make this lovely bungalow your own.

Entrance Hallway
Upvc door to front, coving to ceiling and radiator.

Lounge
15'6 x 12'4 (4.72m x 3.76m)
Window to front, coving to ceiling, double doors to garden room and radiator.

Garden Room
10'5 x 10'8 (3.18m x 3.25m)
French doors to rear, corrugated roof, tiled floor and wall mounted heater

Dining Room
10'11 x 10'4 (3.33m x 3.15m)
Window to front, coving to ceiling and radiator with ample space for a table and chairs.

Kitchen
12'1 x 9'9 (3.68m x 2.97m)
Fitted, modern, wall, base and drawer units, with contrasting wood worktops. Integrated composite sink with mixer tap, Range style cooker with ceramic hob, oven and matching splashback and extractor over. Spotlights to ceiling, laminate flooring, window to rear and door to utility/sun room.

Sun Room /Utility
10'4 x 10'7 (3.15m x 3.23m)
Part glazed, with fitted storage units, worktop with space for appliances under, corrugated roof, tiled floor and radiator.

Bedroom One
10'10 x 11'3 (3.30m x 3.43m)
Double glazed window to side, laminate flooring and radiator

Bedroom Two
7'5 x 11'3 (2.26m x 3.43m)
Two double glazed windows to side and rear, laminate flooring and radiator.

Bedroom Three
9'9 x 6'11 (2.97m x 2.11m)
Double glazed window to side, laminate floor and radiator.

Bathroom
Double glazed obscure window to side, P shaped bath with shower over and screen, wash hand basin in vanity, low level w.c and radiator.

Externally
To the front there is a lawn area which continues to wrap around the side of the property leading to gated access to the rear garden.
To the rear you will find a secure, double gated, enclosed garden with off street parking on a block paved drive, double detached garage and low maintenance lawn area.

Garage
16'0 x 15'11 (4.88m x 4.85m)
Situated to the rear of the property, a double sized garage with roller door and access via double gates.

Tenure
Freehold

Property Details
Local Authority: Durham

Council Tax Band: C
Annual Price: £2,331
Conservation Area No
Flood Risk Very low
Floor Area 1350ft
Plot size 0.12 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
9 Mbps
Superfast
57 Mbps
Ultrafast
10000 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





Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com