

CARVERS

SALES & LETTINGS

Eade Close

Newton Aycliffe, DL5 7QG

Offers over £260,000

House - Detached

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REDUCED Enjoying a cul-de-sac location this DETACHED family home features a lovely open plan fitted kitchen/dining room with French doors and sizeable enclosed gardens to the rear.

Upon entering, you are greeted by an entrance vestibule that leads into a spacious living room, featuring a charming walk-in bay and elegant double doors that seamlessly connect to the kitchen and dining area. The kitchen/dining room is equipped with built-in stainless steel cooking appliances, a fridge and microwave, making it a delightful space for culinary enthusiasts. French doors open to the large, enclosed rear garden, perfect for outdoor entertaining.

The ground floor also boasts a utility room with plumbing for an automatic washing machine, a convenient WC, and an under-stair cupboard for additional storage. The integral garage can be accessed from the kitchen/dining room and provides easy access ensuring that you will never be short of space.

The principal bedroom is a true retreat, complete with built-in mirrored wardrobes and an en-suite shower room/WC for added privacy. The second and third bedrooms also features built-in wardrobes and offer flexibility for family, guests, or a home office. The family bathroom/WC is well-appointed, catering to the needs of the household.

Outside, the property benefits from a double-width driveway and a large, low-maintenance rear garden, making it an ideal space for children to play or for hosting summer barbecues. This delightful home in Newton Aycliffe is not just a property; it is a place where cherished memories can be made.









- Open plan fitted kitchen/dining room with French doors
- Ground floor WC
- Built-in wardrobes to two further bedrooms
- Integral garage
- Utility room
- Built-in wardrobes to principal bedroom with en-suite shower room/WC
- Double width driveway
- Sizeable enclosed rear garden

Sale Ready Pack

Get ready for speedier, smoother and more successful sales with Sale Ready properties!

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches.

The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:
* Evidence of title
* Standard searches (regulated local authority, water & drainage & environmental)
* Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band D
Local Authority:- Durham County Council

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

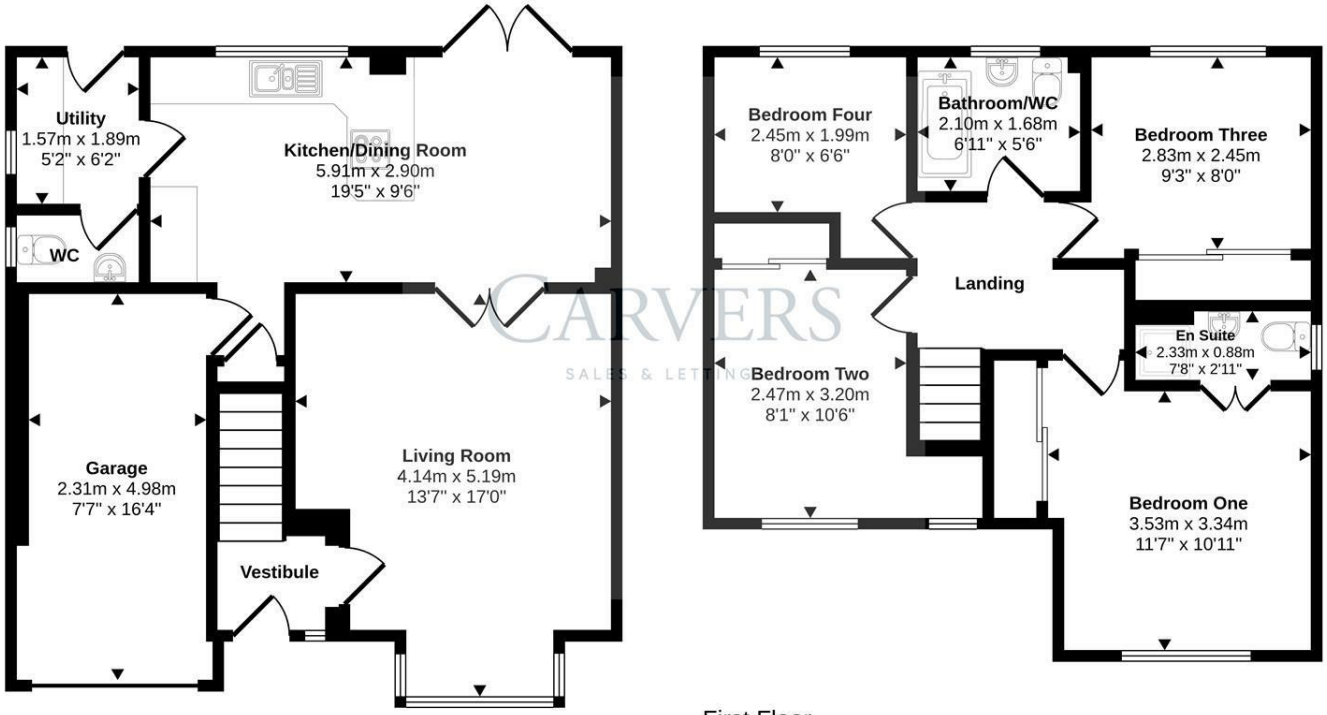
Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)



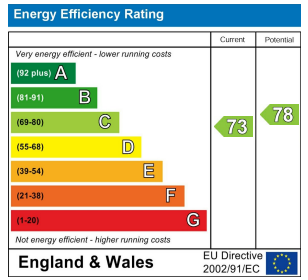


Approx Gross Internal Area
111 sq m / 1198 sq ft



Ground Floor
Approx 60 sq m / 646 sq ft

First Floor
Approx 51 sq m / 552 sq ft



Property size taken from EPC
1130.00 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



The Property Ombudsman RICS naea propertymark PROTECTED arla propertymark PROTECTED Ethical Agent Network

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

63 Dalton Way, Newton Aycliffe, County Durham, DL5 4NB 01325 320676 aycliffe@carversproperty.co.uk