



**CARVERS**  
SALES & LETTINGS

Alverton Drive  
Newton Aycliffe, DL5 7PP  
Offers in the region of £225,000

House - Detached



Occupying a lovely position within this popular cul-de-sac, this beautiful 3 bedroom detached family home is ideally location for access to nearby schooling and everyday amenities.

An internal viewig will reveal a modern fitted kitchen that seamlessly connects to a large living and dining area, featuring a striking return staircase that leads to the first floor.

The property comprises three well-appointed bedrooms, including a principal bedroom complete with built-in wardrobes and a refurbished en-suite shower room/WC. The second bedroom also benefits from built-in storage, while the third bedroom provides additional versatility for guests or a home office. A family bathroom/WC completes the upper level, ensuring ample facilities for all.

One of the standout features of this home is the full-width uPVC double glazed conservatory, which floods the space with natural light and opens through French doors to the delightful enclosed rear garden. This outdoor space is perfect for family gatherings or quiet evenings, providing a serene retreat from the hustle and bustle of daily life.

For those with vehicles, the property offers parking for 3/4 vehicles, along with an integral garage, (currently divided into a useful utility room and storage area, this garage adds further practicality to the home).



- Modern fitted kitchen
- Full width uPVC double glazed conservatory with French doors to rear garden
- Second bedroom with built-in wardrobes and additional third bedroom
- Delightful enclosed gardens with patio and lawn
- Beautifully presented and maintained throughout
- Large living/dining room with French doors
- Principal bedroom with built-in wardrobes and refurbished en-suite shower room/WC
- Family bathroom/WC
- Driveway leading to integral garage, (currently divided into storage and useful utility room)
- Popular location

## 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

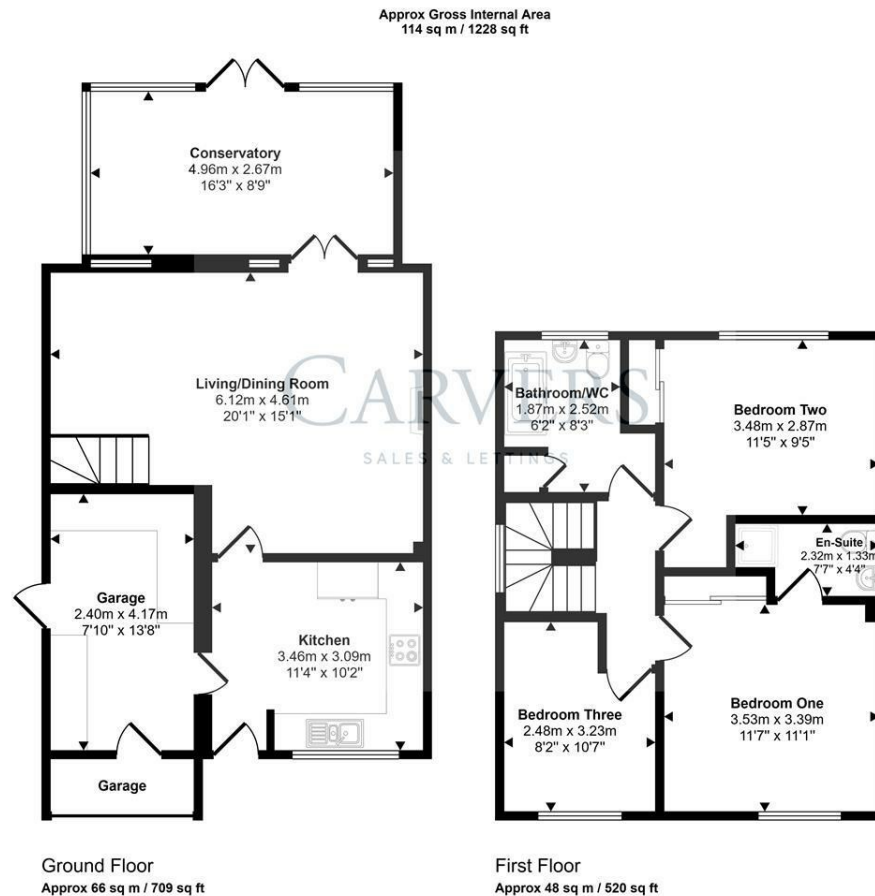
## Buyer(s) Identification Checks

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)





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.

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>85</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            | <b>67</b> |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

Property size taken from EPC  
904.00 sq ft

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