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Cumby Road
Newton Aycliffe, DL5 5JW
Offers in the region of £225,000

House - Detached



An exceptional opportunity to acquire this beautifully improved link-detached family home, occupying a generous corner plot and offering a large garage, gated side driveway and substantial enclosed rear gardens.

Upon entering, you are greeted by an entrance vestibule that leads into a spacious hallway, complete with a convenient ground floor WC. The expansive living room, featuring a cosy log-burning stove and French doors that open directly into the beautifully maintained rear garden. Adjacent to this, further French doors open to a bright conservatory also provides access to the garden, creating a seamless indoor-outdoor living experience.

The heart of the property is the fabulous open-plan fitted kitchen and dining room is perfect for family gatherings, with a window overlooking the front and French doors leading to the garden, ensuring plenty of natural light. A useful utility room and a side passage add to the practicality of this well-designed home.

The first floor comprises four well-proportioned bedrooms, including a principal bedroom with built-in wardrobes for ample storage. One of the additional bedrooms also features built-in wardrobes, while bedroom three offers access to a charming balcony, perfect for enjoying morning coffee. A modern shower room with WC completes the upper level.

Set on a generous plot, the property includes a driveway leading to a large garage, and double gated access to a gravelled driveway at the side. The sizeable enclosed gardens to the rear provide a wonderful space for children to play or for entertaining guests.

Additional features include uPVC double glazing, gas central heating with radiators, and a new boiler installed in 2021, along with roof solar panels for energy efficiency. With no onward chain, this property is ready for you to move in and enjoy. Located in a great family-friendly area, this home is not to be missed.



- Entrance vestibule & hallway with ground floor WC
- Conservatory
- Utility room
- Shower room/WC
- uPVC double glazing, GCH, (rads - boiler installed 2021), and roof solar panels
- Living room with log burning stove and French doors to rear garden
- Large open plan kitchen/dining room with French doors to rear garden
- Four first floor bedrooms, (two with built-in wardrobes), and access to balcony from third bedroom
- Fabulous corner plot with driveway leading to large garage and double gated access to further gravelled driveway
- Immediate vacant possession with no onward chain

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators - boiler installed September 2021), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band B

Local Authority:- Durham County Council

Buyer(s) Identification Checks

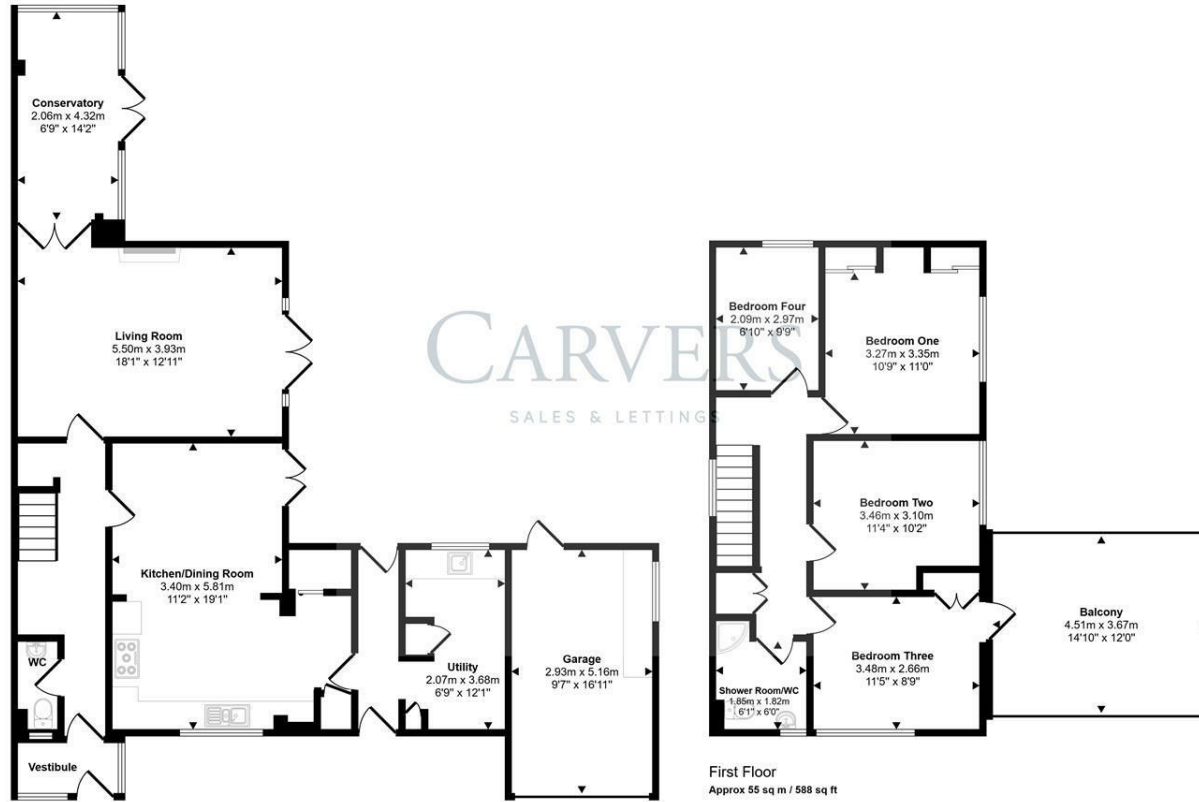
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Property Size

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
156 sq m / 1679 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.

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

Property size taken from EPC
1485.00 sq ft

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