



9 EADE CLOSE, NEWTON AYCLIFFE, DL5 7QG

£280,000

A beautifully maintained detached family residence offering generous and thoughtfully designed living space, ideal for modern day family life. At the heart of the home is a superb open plan kitchen and dining area, comprehensively fitted with a wide range of contemporary units and ample workspace, as well as underfloor heating, creating a sociable and practical environment for both everyday living and entertaining. The master bedroom benefits from a stylishly refurbished ensuite shower room with WC, finished to a high standard. There is also the added convenience of an integral single garage with electric roller door providing secure parking or additional storage.

Positioned within a highly regarded and sought after area, the property enjoys a pleasant setting and is enhanced by gas central heating to radiators and UPVC double glazing throughout, ensuring comfort and energy efficiency all year round.



LOUNGE
16'9 x 12'7 (5.11m x 3.66m)

KITCHEN/DINING ROOM
25'2 x 9'7 (7.67m x 2.92m)

GARAGE
16'6 x 7'7 (5.03m x 2.31m)

BEDROOM ONE
11'8 x 11'8 (3.56m x 3.56m)

BEDROOM TWO
10'06 x 8'2 (3.20m x 2.49m)

BEDROOM THREE
11'2 x 8'5 (3.40m x 2.57m)

BEDROOM FOUR
8'6 x 8'2 (2.59m x 2.49m)

BATHROOM
6'10 x 5'9 (2.08m x 1.75m)

EN SUITE
7'7 x 3'7 (2.31m x 1.09m)

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		
	69	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, walls, floors and the other items are approximate and not intended to be used for any legal, commercial or other purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser is advised to obtain their own measurements and to verify the accuracy of the floorplan. Measurements are given as to their expediency or efficiency can be given. Made with MyHome 2020.

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