



# RYAN JAMES

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A bespoke & personal service, defined by expertise.



## 14 The Coppice, Newton Aycliffe DL5 4DQ

**£230,000**

An opportunity to purchase this premier detached, modern family home, located on the new Eden Field development situated in the much sought after Woodham area of Newton Aycliffe. One of only a handful built to the "Desmene" design, this extremely well presented property offers space and style in abundance. Located a short distance from Newton Aycliffe Town Centre, close to well-regarded schools and a range of amenities making this property ideal for the modern family. Over two floors the modern accommodation comprises of a large entrance hall, a cloakroom/w.c., a 21' sized lounge with patio doors opening to the rear garden, an open plan dining kitchen with integrated appliances & high quality tiled flooring, a utility room, a first floor landing, a master bedroom with en-suite shower room, three double bedrooms and a house bathroom/w.c. To the exterior of the property, there are front & rear gardens and a lengthy private driveway leading to the detached garage.

With the added benefits of gas central heating, double glazing, floor coverings and the remainder of its NHBC warranty, viewing is highly recommended to appreciate the size, location and finish of the accommodation on offer. EPC 'B'.

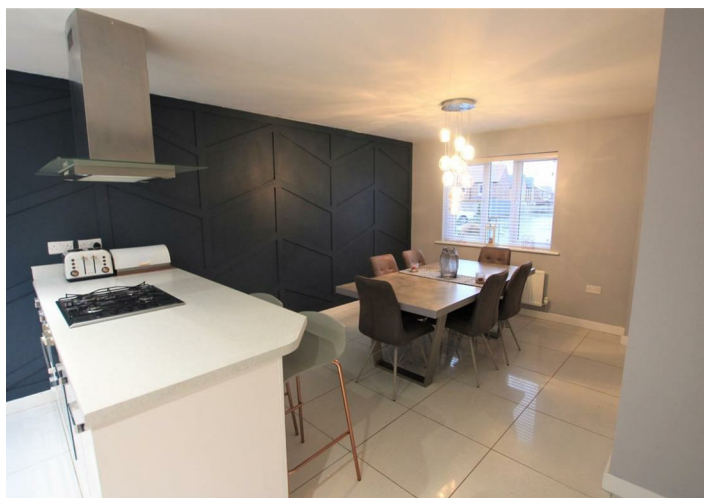
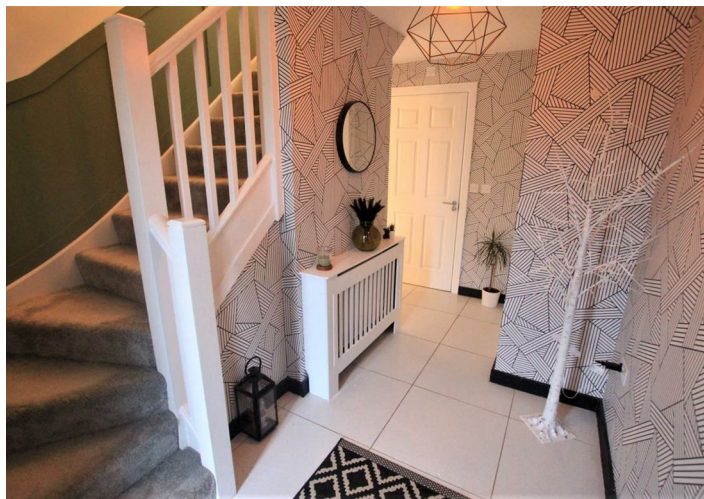




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## The Accommodation Comprises

### Entrance Lobby

With double glazed entrance door to the front elevation, staircase to the first floor, tiled floor, storage cupboard and radiator.

### Cloakroom/WC

With hidden cistern w.c., wash hand basin, tiled splashback, tiled floor, radiator and extractor fan.

### Lounge

21'4 x 10'2 (6.50m x 3.10m)

With double glazed window to the front elevation, double glazed patio doors to the rear, telephone & television points and radiators.

### Kitchen/Diner

21'3 x 12'4 (6.48m x 3.76m)

Including a modern fitted range of wall, drawer and base units incorporating rolled edge work surfaces, sink unit with drainer & mixer taps over, integrated electric oven & hob, extractor hood & light, dishwasher, fridge freezer, spotlights, tiled floor, radiators, double glazed windows to the front & rear elevations and access to the utility room.

### Utility Room

6'7 x 5'2 (2.01m x 1.57m)

Including a modern fitted range of base units incorporating rolled edge work surfaces, space & plumbing for a washer/dryer, wall mounted gas combination boiler, radiator, tiled floor and double glazed door to the rear garden.

### First Floor Landing

With access to the roof space and radiator.

### Master Bedroom

13'7 x 11'3 (4.14m x 3.43m)

With double glazed window to the front elevation and radiator.

### En-Suite Shower Room

Including a modern three piece suite comprising of a double step in shower cubicle, pedestal wash hand basin, hidden cistern w.c., tiled walls, radiator, extractor fan, tiled floor, spotlights, shaver point and double glazed window to the front elevation.

### Bedroom Two

9'8 x 11'7 (2.95m x 3.53m)

With double glazed window to the front elevation, storage cupboard and radiator.







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## Bedroom Three

9'8 x 11'8 (2.95m x 3.56m)

With double glazed window to the rear elevation and radiator.

## Bedroom Four

10'5 x 11'3 (3.18m x 3.43m)

With double glazed window to the rear elevation and radiator.

## House Bathroom

Including a modern three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, hidden cistern w.c., part tiled walls, vertical heated towel rail, extractor fan, tiled floor, shaver point, spotlights and double glazed window to the rear elevation.

## Exterior

### Detached Garage

9'8 x 19'6 (2.95m x 5.94m)

With up & over garage door, light & power and storage.

### Driveway

A lengthy driveway leading to the detached garage providing ample off street parking for a number of vehicles.

### Front Garden

To the front of the property there is lawn with flower bed and path leading to the front door.

### Rear Garden

To the rear of the property, there is an enclosed private, landscaped garden, laid to lawn with fenced boundaries, slate patio seating area, outside tap, outside light and decked seating area.

## Free Valuation

If you are looking to sell a property Ryan James Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our Bishop Auckland team on 01388 737477 to book an appointment.

## Mortgage Advice

Ryan James Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor.

\*\*\* Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it \*\*\*

## Viewing

Viewing is Strictly By Appointment Only.

## Freehold





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Ryan James Estate Agents believes the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property.

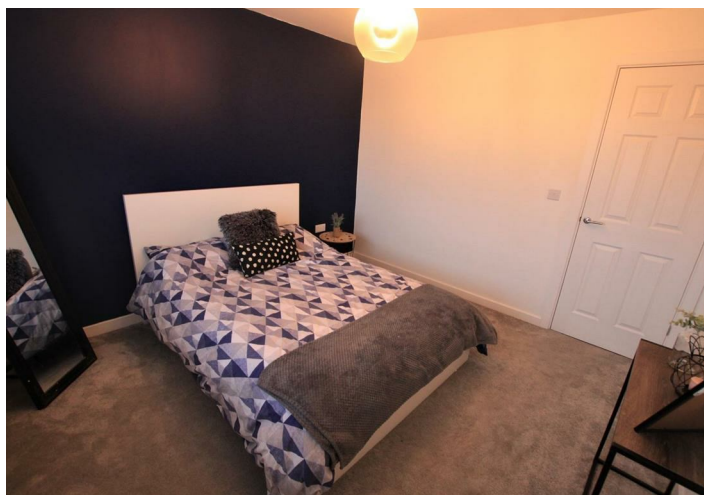
1. Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.

2. Ryan James Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition.

3. All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error

4. The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.

5. All EPC's are generated by a third party and Ryan James Estate Agents Ltd accepts no liability for their accuracy.





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