



**\*\* EXTENDED FAMILY HOME \*\*\* DOUBLE GARAGE \*\*\* CONSERVATORY \*\*\* EN-SUITE FACILITIES \*\***  
**\*\* REAR GARDEN \*\*\* EXCELLENT TRANSPORT LINKS \*\*\* CUL DE SAC LOCATION \*\***

We are delighted to bring to the market this versatile extended five bedroom detached property located on this choice and quiet cul de sac in the highly sought after Woodham area of Newton Aycliffe although lies within easy reach of the town centre.

The home itself has a wonderful presence, with large and spacious reception rooms and is not directly overlooked to the rear garden providing a special blend of peace and tranquillity. The present owners have enhanced the property with high quality fitted windows and doors with grey frames including an automatic installed 'Alutech' garage door (fitted 2019) in grey with LED exterior lights also in grey, state of the art comprehensive Biomass central heating system and solar panels (both fitted 2016) and cavity wall insulation also installed in 2016. This now makes this home extremely well insulated and economical to run.

Considerable thought has also gone into the layout to use the space in the best way possible to provide versatile living, dining, relaxing and private space which in our opinion will appeal to a variety of buyers. With properties of this nature considered in high demand we anticipate demand to be high with early viewings highly recommended to avoid disappointment.

**Woodham Gate, Newton Aycliffe, DL5 4UB**

**5 Bedroom - House - Detached**

**Offers In The Region Of £327,500**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: F**



## Woodham Gate, Newton Aycliffe, DL5 4UB

### GROUND FLOOR

A light and airy entrance reception with an open spindle balustrade leading to the first floor giving an excellent first impression from entering through the front door. There is a ground floor w.c. with white suite. Principal reception room measuring over 20' in length ideal for entertaining family and friends allowing access to an excellent conservatory with quality log burning stove providing further ground floor accommodation. Open plan kitchen/diner with a beautifully appointed refurbished kitchen providing an excellent range of units, inset lighting, integrated microwave and a lovely open feel to the dining area which puts open plan living at the forefront to maximise on family time. The utility room adds to what is an exceptional amount of accommodation to the ground floor with a door leading to an integral double garage which means it is possible to reach cars undercover, a feature not to be underestimated during those colder months.

### FIRST FLOOR

A good sized landing allows access to the first floor accommodation with five well dressed, good sized bedrooms ideal for a growing family all in good decorative order, the master enjoying en-suite facilities with a stunning white suite and a family bathroom/w.c. also with a four piece white suite and fully tiled walls.

### EXTERNALLY

The home commands an excellent site with a hard surface driveway to the front allowing parking for multiple vehicles leading to the garage. There is pedestrian side access to the rear enclosed garden which has a sense of privacy which is so often sought but not often found. It is considered a large plot predominantly laid to lawn with an outside water tap providing an excellent place to relax and unwind during those warmer months.

Please Note: The current vendor has had plans drawn up and planning granted to extend the bedroom over the garage potentially making this a very large bedroom. Council tax band F. Freehold basis.

### ENTRANCE RECEPTION

### GROUND FLOOR CLOAKS/W.C.

### LOUNGE

11'8x21'6 (3.56mx6.55m)

### CONSERVATORY

22'4x9'1 (6.81mx2.77m)

### OPEN PLAN KITCHEN/DINER

9'4x11'3 (2.84mx3.43m)

### DINING AREA

13'7x10'3 (4.14mx3.12m)



## Woodham Gate, Newton Aycliffe, DL5 4UB

### UTILITY ROOM

9'x9'2 (2.74mx2.79m)

### DOUBLE GARAGE

17'4x19'3 (5.28mx5.87m)

### FIRST FLOOR LANDING

### BEDROOM

10'8x12'7 (3.25mx3.84m)

Plus 4'3 x 5'

### EN-SUITE

### BEDROOM

10'2x11'4 (3.10mx3.45m)

### BEDROOM

11'6x9'9 (3.51mx2.97m)

### BEDROOM

14'x8'2 max 9'7 (4.27mx2.49m max 2.92m)

### BEDROOM

9'x11'6 (2.74mx3.51m)

### BATHROOM/W.C.

9'1x5'2 (2.77mx1.57m)

Plus shower

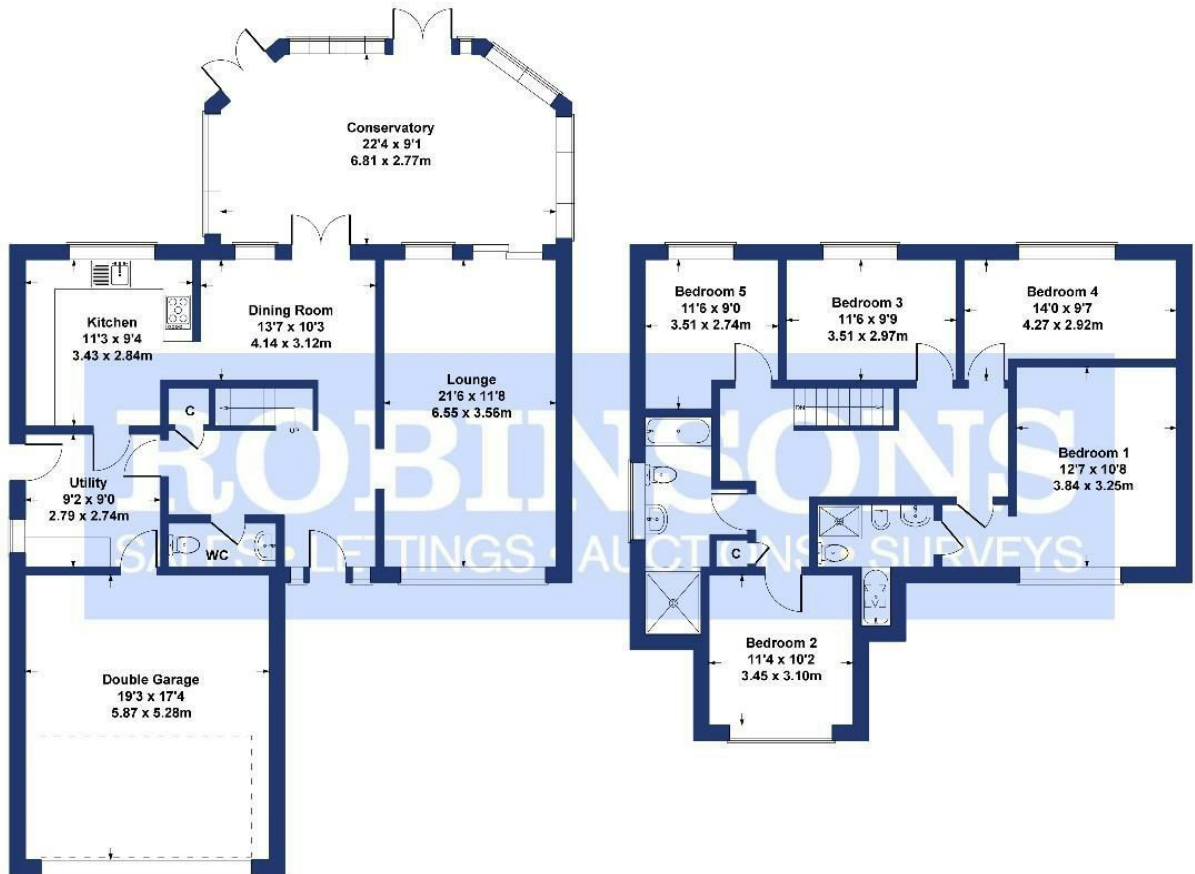
### REAR GARDEN



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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**Woodham Gate**  
 Approximate Gross Internal Area  
 2243 sq ft - 208 sq m



GROUND FLOOR

FIRST FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2018

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</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>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>61</b>	<b>70</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>		<b>96</b>	<b>99</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>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>96</b>	<b>99</b>

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