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**RESIDENTIAL**  
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Carwardine Close  
Newton Aycliffe, DL5 4XE  
**Price £230,000**

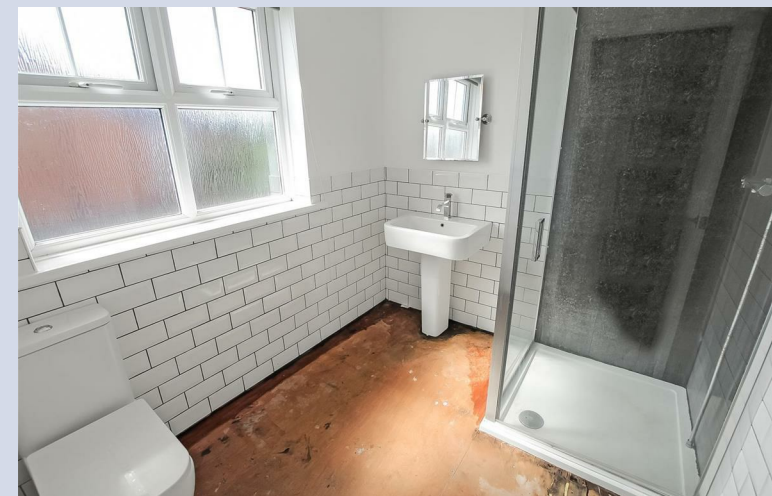
House - Detached  
3 Bedroom/s  
2 Bathroom/s



Carver Residential are now in receipt of an offer for the sum of £230,000 for 27, Carwardine Close, Newton Aycliffe, County Durham, DL5 4XE

Anyone wishing to place an offer on the property should contact Carver Residential, 43, Dalton Way, Newton Aycliffe, County Durham, DL5 4DJ and telephone number 01325 320676 prior to exchange of contracts.

A DETACHED family home pleasantly situated within a popular CUL-DE-SAC location. An internal viewing will reveal a GROUND FLOOR STUDY, living room opening to dining room and GARDEN ROOM extension. In addition there is a ground floor WC and a kitchen/breakfast room. The first floor includes a large principal bedroom with EN-SUITE SHOWER ROOM/WC, two further good size bedrooms and a family bathroom/WC. Externally there is an enclosed garden to the rear with driveway leading to the DETACHED DOUBLE GARAGE.







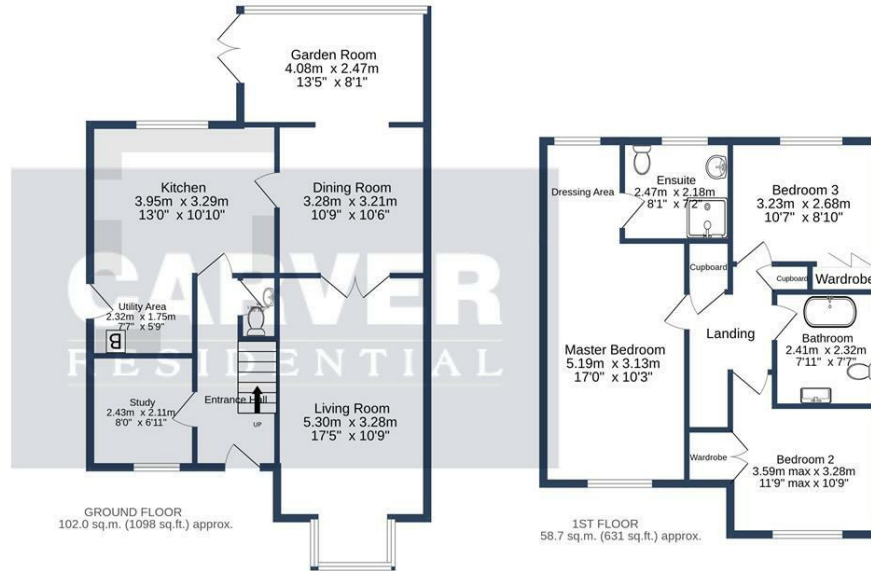
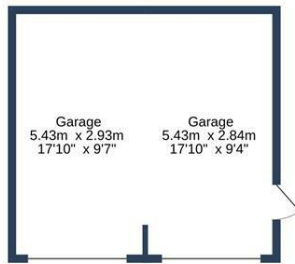
- Study
- Garden room extension
- En-suite shower room/WC

- Living room opening to dining room
- Ground floor WC
- Detached double garage

**Agents Notes**  
Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout



CAWARDINE CLOSE, NEWTON AYCLIFFE. DL5 4XE.

TOTAL FLOOR AREA: 160.6 sq.m. (1729 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



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