

Ryder Court, Newton Aycliffe, DL5 4PB | Offers in the region of £350,000



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**\*\*NO ONWARD CHAIN\*** An executive **DETACHED BUNGALOW** extending to approximately 1,338sq ft and enjoying a most desirable location adjacent to Woodham Golf & Country Club. The property offers extensive living accommodation throughout including a living room, dining room, conservatory, breakfast kitchen and utility room. In addition there is a useful study / occasional fifth bedroom.

There are four bedrooms, (principal bedroom having an en-suite bathroom/WC with family bathroom/WC. Externally the property occupies a large corner plot with extensive private lawned gardens to the rear and driveway suitable parking a number of vehicles which in turn leads to the integral double garage. Whilst the property is in need of modernisation and improvement throughout it offers a rare opportunity to purchase a quality bungalow within a much sought after location.







- Executive detached bungalow
  - 4 bedrooms
- 3 reception rooms and study
  - En-suite bathroom/WC
  - Sizeable corner plot
  - Integral double garage
- Modernisation required throughout
  - Approximately 1,388sq ft
- Desirable location adjacent to Woodham Gold Club
  - No onward chain

Agents Notes  
Tenure:- Freehold

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





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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