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Hamsterley Road,
Newton Aycliffe, DL5 7QA
Price £285,000

House - Detached
4 Bedroom/s
2 Bathroom/s

Nestled in the charming Hamsterley Road area of Newton Aycliffe, this DETACHED house is a true gem waiting to be discovered. Boasting 3 reception rooms, 4 bedrooms and an EN-SUITE SHOWER ROOM/WC, this property offers ample space for comfortable living.

As you step inside, you'll be greeted by a spacious 1,259 sq ft layout that effortlessly combines style and functionality. The property features a conservatory, perfect for enjoying a cup of tea while basking in the natural light. The utility room and ground floor WC, recently upgraded, add convenience to everyday living.

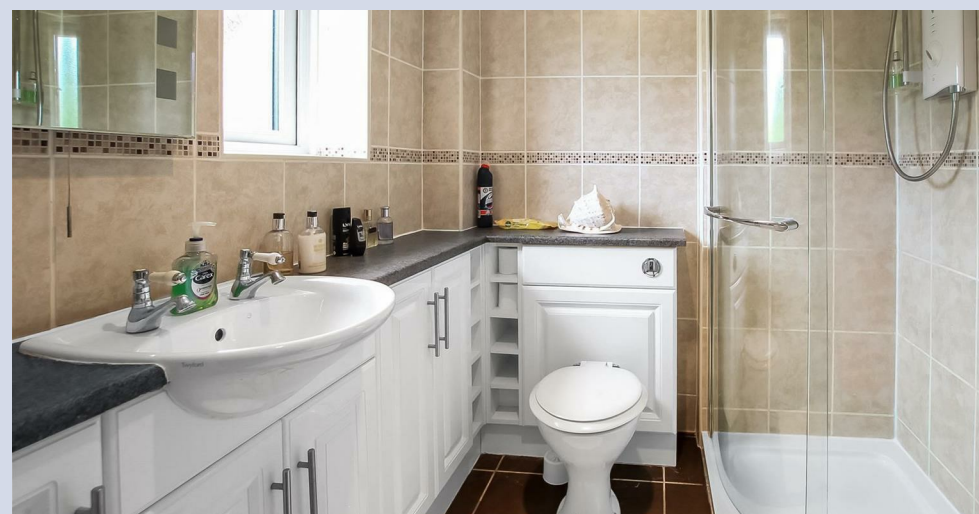
One of the highlights of this property is the beautiful private predominantly South facing extensive walled enclosed rear gardens, providing a serene escape from the hustle and bustle of daily life. Imagine hosting summer barbecues or simply unwinding in this peaceful outdoor space.

Parking will never be an issue with a 3-4 car driveway, and an integral DOUBLE GARAGE. Say goodbye to the stress of searching for parking spots!

The en-suite shower room/WC adds a touch of luxury to the master bedroom, creating a private sanctuary within your own home.

If you're looking for a property that offers both comfort and style, this house on Hamsterley Road is the perfect choice. Don't miss the opportunity to make this house your home sweet home.





- Detached
- Conservatory
- Beautiful enclosed rear gardens
- Integral double garage
- Lovely family home

- Ground floor WC
- En-suite shower room/WC
- Extensive driveway
- Not overlooked to the front or rear
- Popular location

Agents Notes

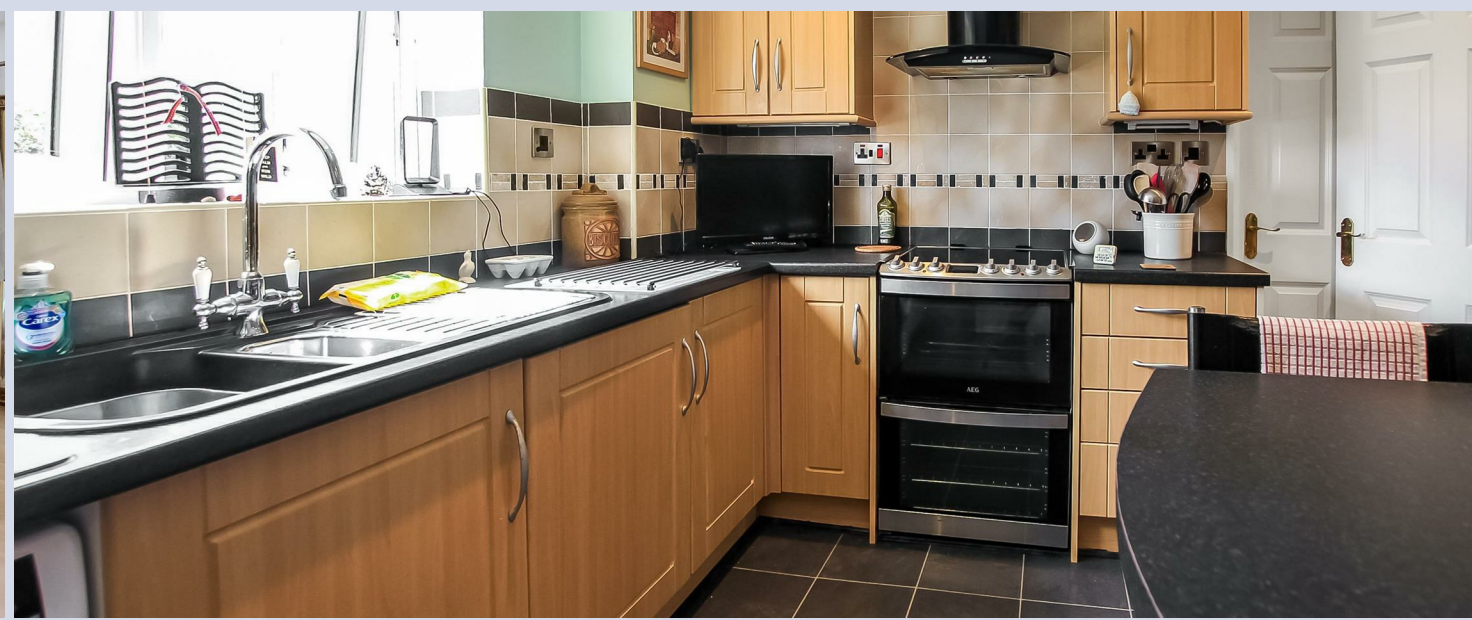
Tenure:- Freehold

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

uPVC double glazing throughout

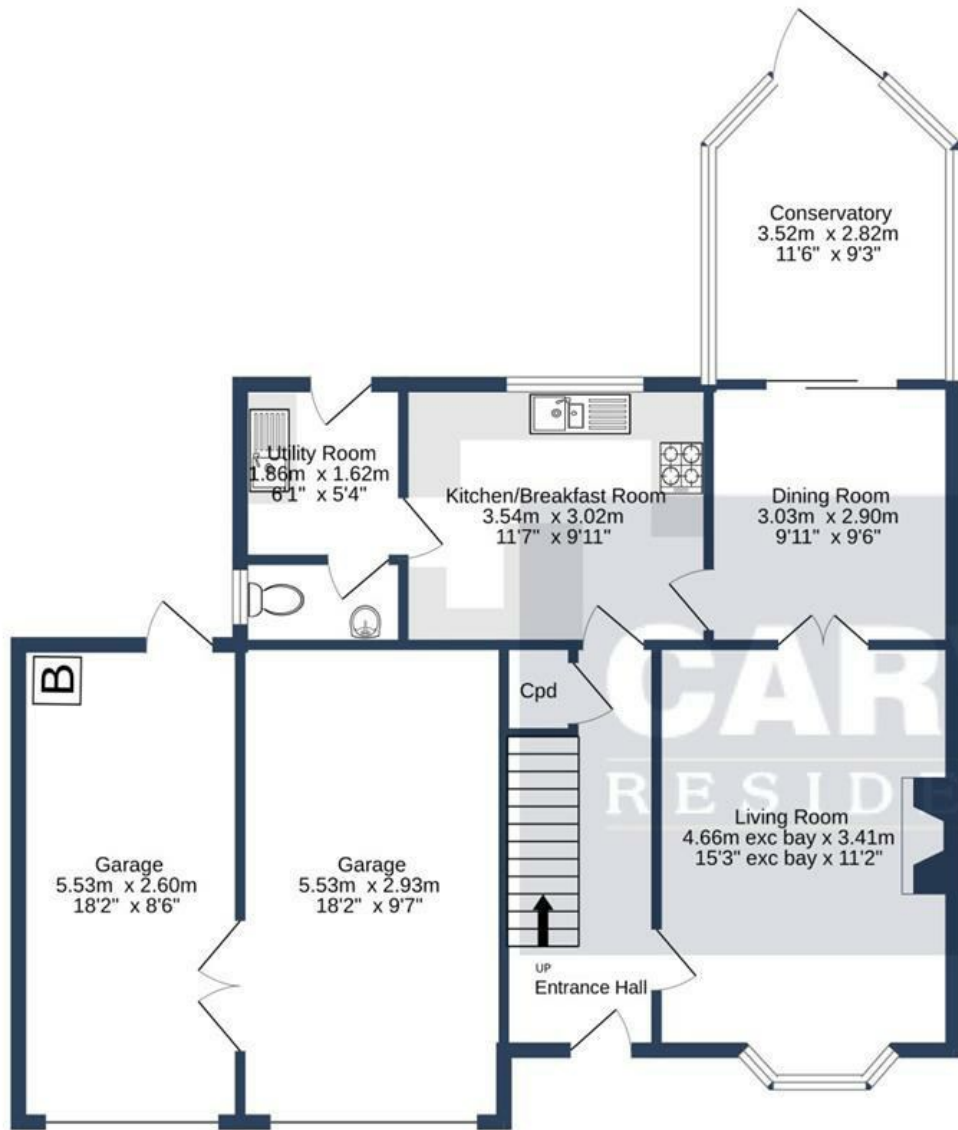
Council Tax:- Band E

Local Authority:- Durham County Council

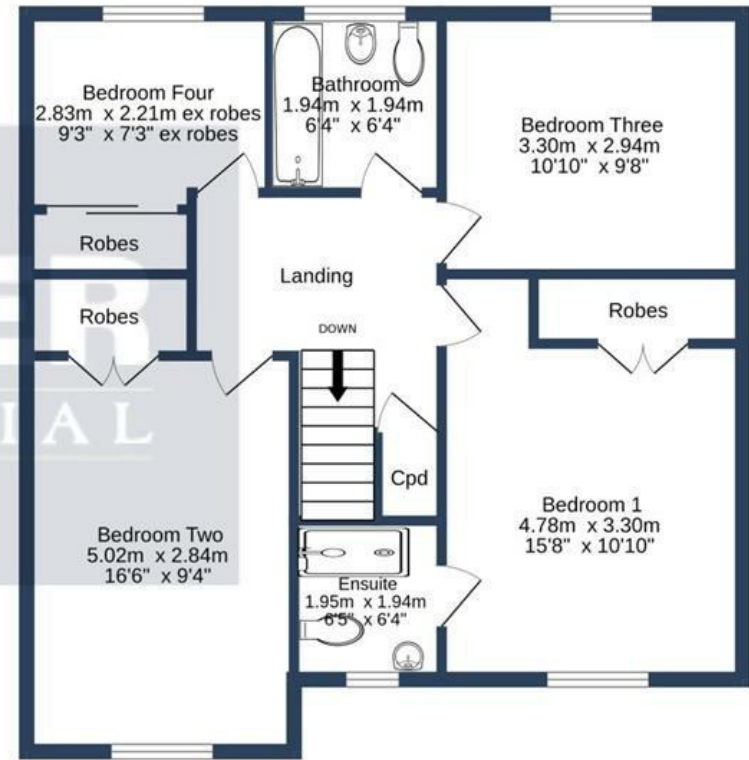








GROUND FLOOR
88.8 sq.m. (956 sq.ft.) approx.



1ST FLOOR
65.8 sq.m. (709 sq.ft.) approx.


HAMSTERLEY ROAD, NEWTON AYCLIFFE. DL5 7QA.

TOTAL FLOOR AREA : 154.6 sq.m. (1664 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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MAB 6202



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