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The Coppice  
Newton Aycliffe, DL5 4DQ

**Offers in the region of £255,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

Nestled in the desirable area of The Coppice, Newton Aycliffe, this modern detached house offers a perfect blend of comfort and style. Spanning an impressive 1,312 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by a dual aspect living room, (which is currently divided into two distinct spaces), providing versatility for both relaxation and entertainment. The heart of the home is undoubtedly the large open-plan fitted kitchen, complete with built-in appliances, ensuring that culinary enthusiasts will feel right at home. Adjacent to the kitchen, a utility room adds practicality to daily living.

The property features two well-appointed bathrooms, including an en-suite shower room for the principal bedroom, offering convenience and privacy for the family. The family bathroom is designed with modern fixtures, catering to all your needs.

Outside, the property is equally impressive, with parking available for up to three vehicles and a detached garage. This feature is particularly beneficial for families with multiple cars or those who enjoy outdoor activities.

The Coppice is a sought-after location, providing a peaceful residential environment while remaining close to local amenities and transport links. This home is perfect for those seeking a modern lifestyle in a welcoming community. Don't miss the opportunity to make this delightful property your own.





### Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Durham County Council

# AWAITING FLOOR PLAN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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MAB 6202



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