



Butterwick Court, Newton Aycliffe, Durham

THREE BEDROOMS | DETACHED | GAS CENTRAL HEATING | UPVC DOUBLE GLAZING | GARDEN ROOM | LARGE GARDENS | DRIVEWAY & GARAGE | EPC GRADE TBC

Asking Price: **£210,000**



Butterwick Court, Newton Aycliffe, Durham

DESCRIPTION

Three bedroomed detached family home, situated in a sought after cul de sac within Newton Aycliffe. Benefiting from a large drive and garage, large enclosed garden and garden room this property will make the an ideal family home. It is just a short distance from local amenities such as supermarkets, schools, popular high street stores and retail shops. There is an extensive public transport system in the area via both bus and rail, allowing for frequent access to neighbouring towns and villages whilst the A1(M) is nearby ideal for commuting.

In brief the property comprises; an entrance hall, leading through into living room, kitchen, garden room and cloakroom to the ground floor. The first floor contains the master bedroom, two further bedrooms and the modern family bathroom. Externally there is a large driveway leading to the garage providing ample off street parking, there is also a lawned garden to the front. To the rear there is a large enclosed garden which is mainly laid to lawn as well as decked areas ideal for outdoor furniture.



Entrance Hall

Entrance hall leading through into the main reception rooms and stairs ascending to the first floor.

Living Room

5.33m x 5.54m

Spacious and bright living room to the front of the property providing ample space for furniture, inset gas fire and large windows providing plenty of natural light.

Kitchen

3.86m x 2.45m

The kitchen is fitted with a range of white wall, base and drawer units, contrasting granite work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated electric oven, gas hob, overhead extractor, fridge/freezer and dishwasher.

Garden Room

4.86m x 2.6m

To the rear of the property the garden room is a great addition to the property, providing either space for a dining table and chairs along with further furniture or use another seating area overlooking the garden.

Cloakroom

The cloakroom is fitted with a WC and wash hand basin.

Master Bedroom

3.6m x 3.15m

The master bedroom is a great size with space for a king sized bed, further furniture and sliding doors opening into the walk in wardrobe.

Bedroom Two

3.4m x 2.63m

The second bedroom is a further double bedroom with window to the front elevation.

Bedroom Three

2.6m x 2.6m

The third bedroom is a double bedroom with window to the front elevation.

Bathroom

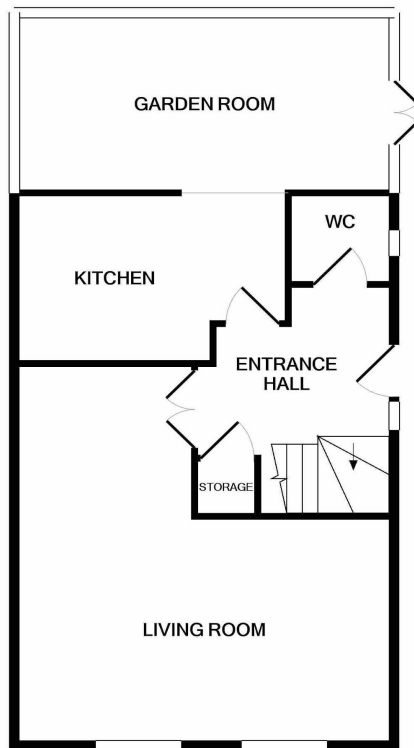
2.2m x 1.7m

Modern family bathroom which is fitted with a panelled bath, overhead shower, WC and wash hand basin.

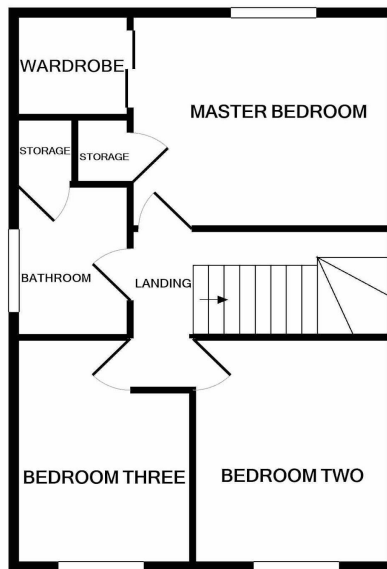
Outdoor Space

To the rear of the property there is a large enclosed landscaped garden which is mainly laid to lawn, raised decked seating area and summerhouse. To the front of the property there is another lawned garden along with large paved driveway leading to the single garage providing ample off street parking.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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OPENING HOURS

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 Saturday 9am -4pm, Closed on Sunday.

