



Temple Way, Newton Aycliffe, DL5 7QH
3 Bed - House - Detached
£230,000

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Temple Way

Newton Aycliffe, DL5 7QH

We are delighted to present this beautifully improved and meticulously maintained detached family home located on Temple Way in Newton Aycliffe. Built in 1998, this property spans an impressive 786 square feet and is situated within a desirable development, conveniently close to the town centre. The interior has been designed to a show home standard, making it an ideal choice for first-time buyers or growing families.

Upon entering, you are greeted by a light and airy hallway that sets a welcoming tone. The ground floor features a spacious open plan kitchen/diner, perfect for modern living and family gatherings. The kitchen has been tastefully refurbished, boasting a quality range of wall and base units, corian work surfaces, and integrated cooking facilities, including a gas hob and electric oven. The dining area, with its French doors, seamlessly connects to the well-tended rear garden, creating an excellent space for relaxation and al-fresco dining during the warmer months. The lounge, enhanced by a charming bay window, is flooded with natural light and features an attractive fireplace with a gas fire, providing a cosy atmosphere.

The first floor comprises three well-appointed bedrooms, two of which include fitted wardrobes, while the master bedroom benefits from en-suite facilities. The family bathroom is equally impressive, featuring a four-piece suite that includes both a panelled bath and a separate shower cubicle.

Externally, the property occupies a desirable corner plot with a lovely lawned garden to the front with borders and a hard surface driveway that accommodates off-street parking for two vehicles. The garage, equipped with lighting and power, offers additional convenience. The enclosed rear garden is a true highlight, featuring both decked and patio areas, ideal for outdoor entertaining.

Given the high standard of this home and its prime location, we anticipate strong interest. We recommend scheduling a viewing at your earliest convenience.











GROUND FLOOR

Entrance Hall

Lounge

12'4" x 10'4" (3.76 x 3.15)

Kitchen

13'6" x 7'8" (4.14 x 2.34)

Dining Area

10'2" x 8'3" (3.10 x 2.54)

WC

FIRST FLOOR

Landing

Bedroom 1

11'1" x 10'11" (3.38 x 3.35)

En Suite

Bedroom 2

12'4" x 11'3" (3.76 x 3.45)

Bedroom 3

10'11" 9'6" (3.35 2.90)

Bathroom

EXTERNAL

AGENTS NOTES

Council Tax: Durham County Council, Band D - Approx. £2622 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard,

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – NA

Rights & Easements – None known, check with seller

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Temple Way

Approximate Gross Internal Area
1122 sq ft - 104 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		72	76
EU Directive 2002/91/EC			

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.



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