



High Green, Woodham, DL5 4RZ
4 Bed - Bungalow - Dormer Detached
£530,000

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High Green Woodham, DL5 4RZ

Nestled in the desirable area of High Green, Newton Aycliffe, this exceptional dormer detached bungalow offers a unique blend of space, comfort, and privacy. With four generously sized bedrooms, including a master suite complete with an en suite bathroom, this property is perfect for families or those seeking extra room for guests.

The main living area boasts a large 'L' shaped lounge and dining room, ideal for entertaining or relaxing with loved ones. The breakfasting kitchen is well-equipped and leads to a convenient utility room, enhancing the functionality of the home. A welcoming entrance hall and a family bathroom complete the main living space, ensuring that every corner of this bungalow is designed for comfort and ease.

One of the standout features of this property is the annexe, which has its own separate external access and can also be accessed internally from the utility room. This charming space includes a cosy lounge with a wet room, making it perfect for guests or as a private retreat. The stairs lead to an impressively spacious attic bedroom, complete with loft storage, providing even more versatility to the living arrangements.

Set within beautifully landscaped gardens, the property offers a private driveway with ample parking for up to six vehicles, making it ideal for families with multiple cars. The front garden is hedge-enclosed and features a well-maintained lawn, while the rear garden is designed for low maintenance, allowing you to enjoy your outdoor space without the hassle.

This bungalow is situated in a highly sought-after location, making it a rare find in the market. With its spacious layout and attractive features, this property is not to be missed. Whether you are looking for a family home or a peaceful retreat, this bungalow in High Green is sure to impress.













GROUND FLOOR

- Entrance Hall**
- Inner Hall**
- Lounge/Dining Room (L shaped)**
- Conservatory**
- Kitchen/Breakfast Room**
- Utility**
- Bedroom 1**
- Ensuite**
- Bedroom 2**
- Bedroom 3**
- Family Bathroom**

ANNEXE

GROUND FLOOR

- Sitting Room**
- Wet Room**

FIRST FLOOR

- Bedroom**

EXTERNAL

AGENTS NOTES

Council Tax: Durham County Council, Band F - Approx. £3685 p.a

Tenure: Freehold

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 (not metered)

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 – n/a

Probate – N/A

Rights & Easements – Unknown

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 – Unknown

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

Check with seller. Accessibility/Adaptations – any alterations or conversions etc.

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

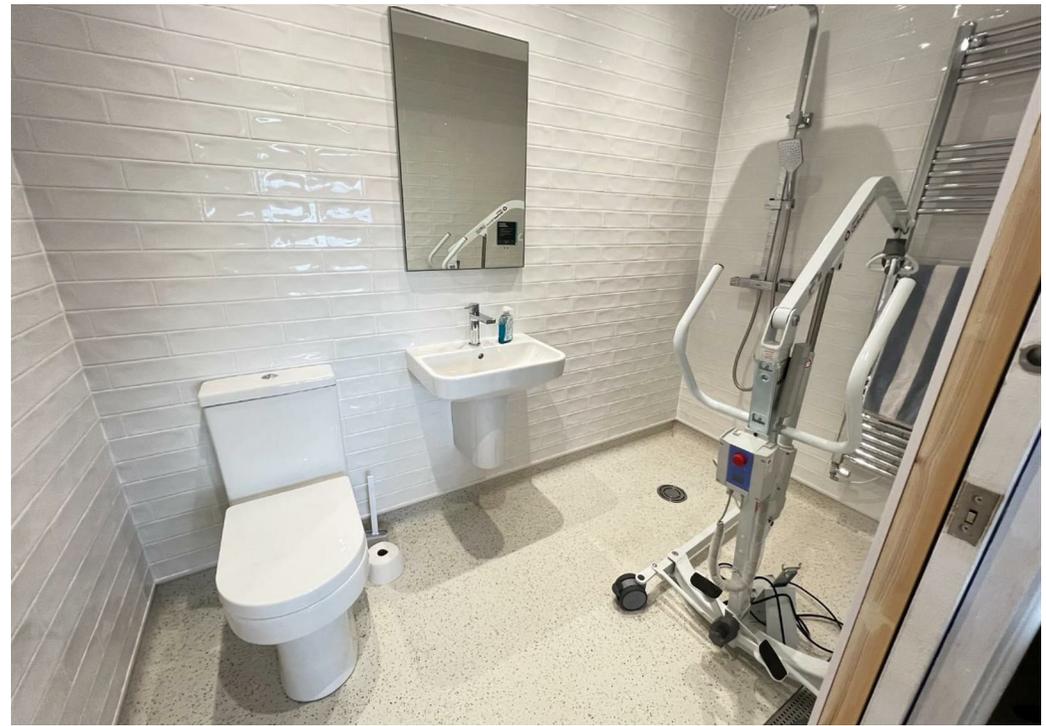
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(82 plus) A		
(61-81) 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	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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these









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