





The Pasture, DL5 4BF

3 Bed - House

£160,000

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Robinsons have the pleasure of offering to the sales market this well-presented three-bedroom semi-detached home, benefiting from an enclosed rear garden and private driveway. The property is tastefully presented throughout and offers an excellent opportunity for a variety of buyers, including first-time purchasers and young families.

An appealing feature of the property is the thoughtfully adapted ground floor layout, which creates a modern open-plan living space, seamlessly connecting the lounge with the kitchen/dining room. This provides a fantastic setting for both everyday family life and entertaining. The property is warmed by gas central heating and benefits from UPVC double glazing.

The internal accommodation briefly comprises an entrance hallway with cloakroom/WC, leading into the lounge which enjoys a window to the front aspect. The lounge flows through into the kitchen/dining room, fitted with a range of wall, base and drawer units, integral appliances and ample space for a dining table. French doors provide access and an attractive outlook over the rear garden.

To the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A family bathroom completes the first-floor accommodation.

Externally, there is a private driveway to the front providing off-road parking, whilst to the rear is an enclosed garden, offering an ideal space for outdoor relaxation and entertaining.

The Pasture is situated on a modern and popular residential development within Woodham, Newton Aycliffe. The location is ideally placed for access to a range of local shopping amenities, schooling and healthcare facilities, together with convenient transport links.

Internal viewing is highly recommended to fully appreciate the accommodation on offer. Contact Robinsons today for further information or to arrange your viewing.

AGENTS NOTES

Council Tax: Durham County Council, Band C - Approx. £2330.80 p.a
Tenure: Freehold

Property Construction – Standard, non-traditional
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 . 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 representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

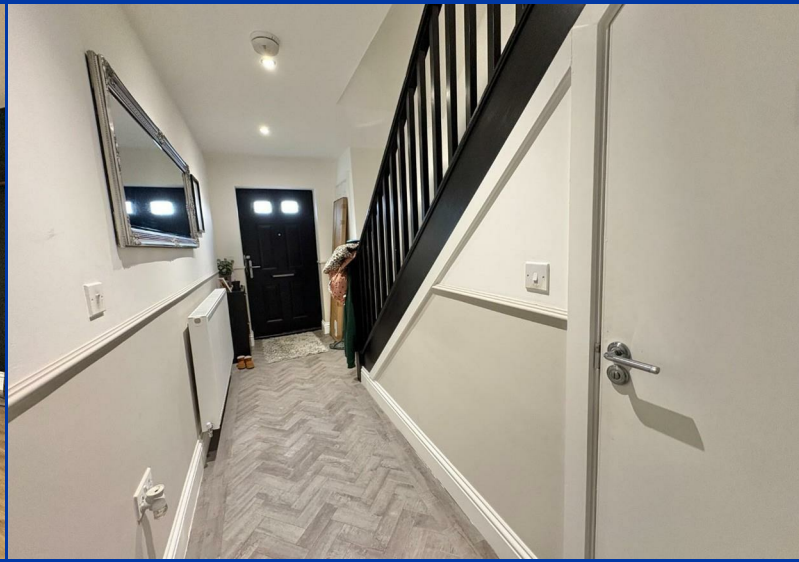
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.











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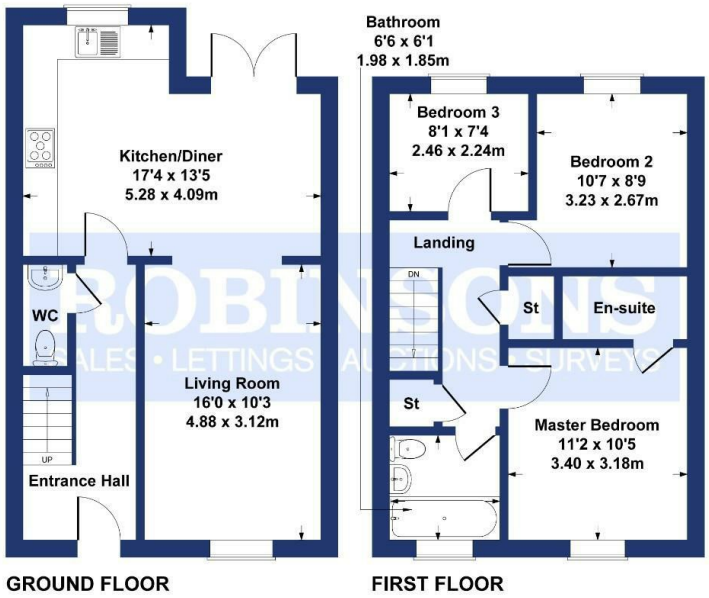
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

The Pasture Newton Aycliffe

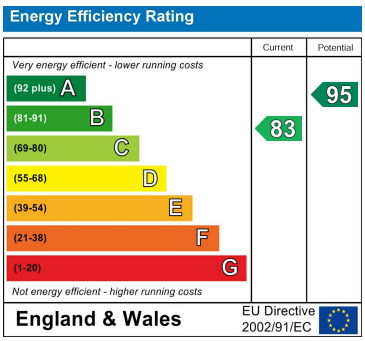
Approximate Gross Internal Area
932 sq ft - 87 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.