



Sandown Drive, Newton Aycliffe, DL5 4TA  
2 Bed - Bungalow - Detached  
£290,000

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Nestled in the tranquil cul-de-sac of Sandown Drive, Newton Aycliffe, this rarely available two bedroom detached bungalow offers an exceptional living experience in a sought-after residential area. Built in 1989, the property boasts a spacious layout that is both inviting and functional, making it an ideal home for those seeking extra room to breathe.

Upon entering, you will find two well-proportioned reception rooms that provide versatile spaces for relaxation and entertainment. The two bedrooms are generously sized, especially the master which is approximately 24' long, ensuring comfort for all family members. The property features a modern, well-appointed kitchen that is perfect for culinary enthusiasts, alongside a stylish four-piece bathroom that adds a touch of luxury to daily routines.

The exterior of the home is equally impressive, with ample parking available and the convenience of a single garage. The attractive rear gardens offer a peaceful retreat, ideal for enjoying sunny afternoons or hosting gatherings with friends and family.

Situated close to local amenities and transport links, this property combines the benefits of a quiet residential setting with easy access to the conveniences of everyday life. This home is well presented throughout, making it a fantastic opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this delightful property your own.

To arrange a viewing please call Robinsons on 01388 458111



## **Entrance Hall**

## **Lounge**

19'6" x 11'1" (5.96 x 3.4)

## **Dining Room/Bedroom 3**

15'3" x 7'1" (4.67 x 2.18)

## **Kitchen**

11'11" x 9'4" (3.65 x 2.87)

## **Bedroom 1**

24'0" x 10'5" (7.34 x 3.2)

## **Bedroom 2**

14'7" x 8'8" (4.45 x 2.65)

## **Bathroom**

## **EXTERNAL**

### **AGENTS NOTES**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 1 Mbps, Superfast 48 Mbps

Mobile Signal/Coverage: Average -Good

Tenure: Freehold

Council Tax: Durham County Council, Band C (£2268 Min)

Energy Rating: D

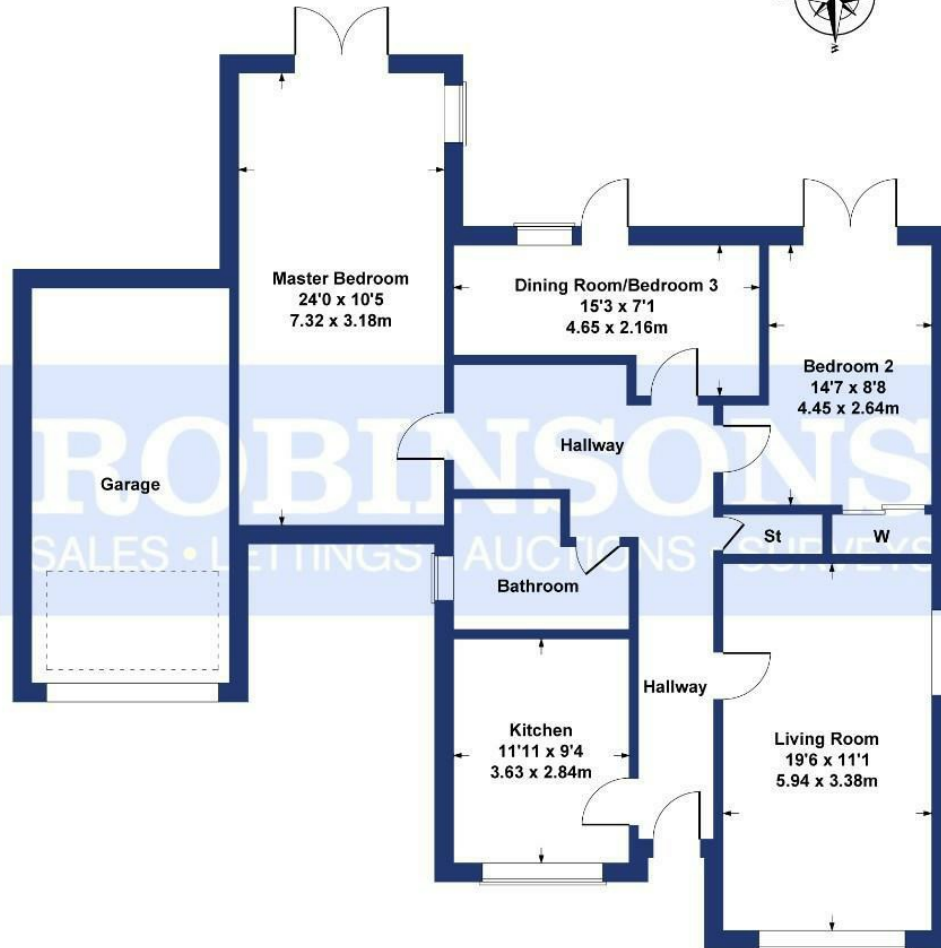
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# Sandown Drive

Approximate Gross Internal Area  
1137 sq ft - 106 sq m  
(Excluding Garage)



### 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.