
HUNTERS®
HERE TO GET you THERE
1 The Moorland, Newton Aycliffe, Durham, DL5 4DE

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Offers In Excess Of £210,000

Modern, three bedroomed detached family home situated The Moorland in Newton Aycliffe. It is situated close to local amenities which include a range of retail shops, recreational facilities, healthcare services, 24 hour supermarkets, restaurants and cafés as well as both primary and secondary schools. There is also an extensive public transport system which not only provides access to the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York. Ideal for commuters, this property also has easy access to the A167 which leads to the A1 (M) both North and South.

In brief the property comprises; an entrance hall leading into the living room, kitchen/diner and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, two further bedrooms and the family bathroom. Externally the property has a lawned garden to the front along with a driveway and garage. Whilst to the rear there is a large enclosed garden mainly laid to lawn along with patio area ideal for outdoor furniture.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

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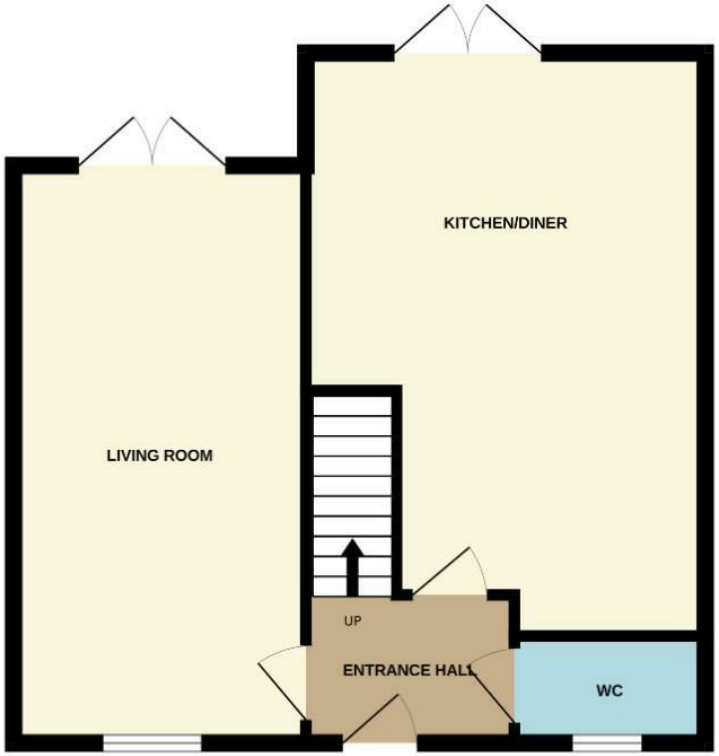
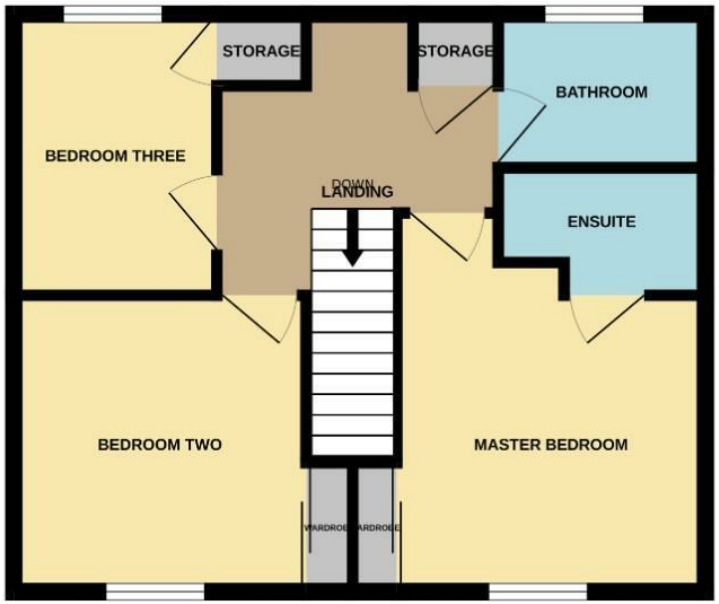
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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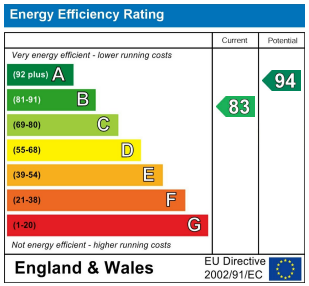
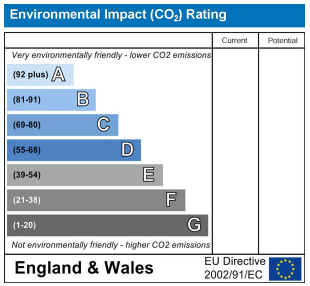




Living Room
19'4" x 9'10"
Bright and spacious living room, benefiting from neutral decor and ample space for furniture. Window to the front elevation as well as French doors to the rear leading into the garden.

Kitchen/Diner
19'8" x 13'6"
The kitchen is fitted with a modern range of wall, base and drawer units, contrasting work surfaces, up stands and sink/drainer unit. Fitted with integrated appliances including an oven, hob and overhead extractor along with space for further free standing furniture. There is space for a dining table and chairs and French doors to the rear opening into the garden.

Cloakroom
5'11" x 3'3"
Fitted with a WC and wash hand basin.

Master Bedroom
13'1" x 9'10"
The master bedroom is a generous double bedroom with space for a king sized bed, built in wardrobes and window to the front elevation.

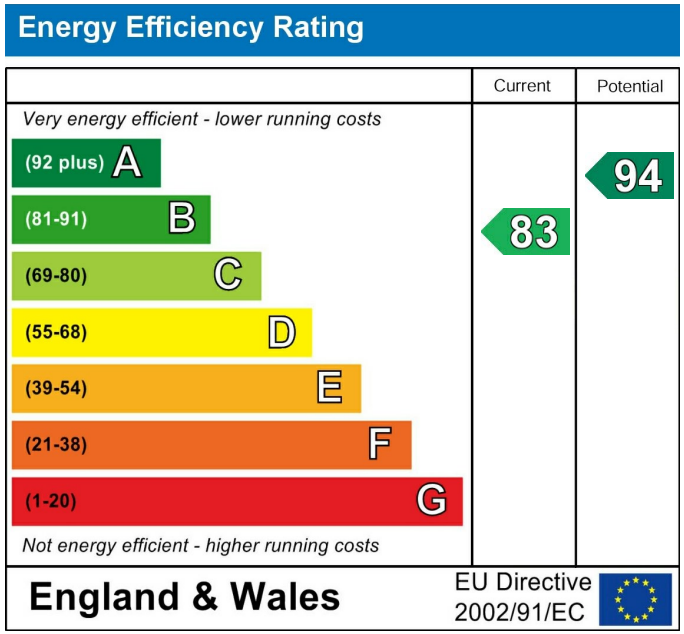
Ensuite
The ensuite contains a single shower cubicle, WC and wash hand basin.

Bedroom Two
10'3" x 9'6"
The second bedroom is a further good size double bedroom with built in wardrobes and window to the front elevation.

Bedroom Three
9'6" x 6'10"
The third bedroom is a single bedroom with window to the rear elevation.

Bathroom
The bathroom is fitted with a panelled bath with perimeter tiling, WC and wash hand basin.

External
Externally the property has a lawned garden to the front along with a driveway and garage. Whilst to the rear there is a large enclosed garden mainly laid to lawn along with patio area ideal for outdoor furniture.



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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.































