



## Kemble Green South

Newton Aycliffe, DL5 5DA

Price £100,000



Well presented three bedroomed mid terrace property located on Kemble Green South in Newton Aycliffe. This lovely family home benefits from an open-plan living/dining room and a large low maintenance garden to the rear. 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/dining room and kitchen to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has a walled courtyard to the front with views over the local green. To the rear, there is a generously sized enclosed garden, low maintenance with decking and gravelled areas ideal for outdoor furniture and seating.



**Living Room/Diner 20'2" x 13'1" (6.16m x 4.0m)**

Generously sized open plan living room/diner providing plenty of space for furniture with neutral decor, feature fire surround and dual aspect windows to the front and rear providing lots of natural light.

**Kitchen 15'8" x 10'11" (4.8m x 3.33m)**

The modern kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Space is available for free standing kitchen appliances along with a dining table and chairs.

**Master Bedroom 11'3" x 10'8" (3.44m x 3.27m)**

The large master bedroom provides space for a king sized bed and further furniture, benefiting from built in wardrobes and a large window to the front elevation allowing lots of natural light.

**Bedroom Two 11'0" x 8'6" (3.36m x 2.6m)**

The second bedroom is a further double bedroom with built in wardrobes, plenty of space for additional furniture, neutral decor and window to the rear elevation.

**Bedroom Three 11'5" x 6'0" (3.5m x 1.84m)**

The third bedroom is a good size room with fitted storage cupboard and window to the front elevation.

**Bathroom 8'11" x 8'2" (2.73m x 2.5m)**

The family bathroom contains a panelled bath, separate shower cubicle, WC and wash hand basin.

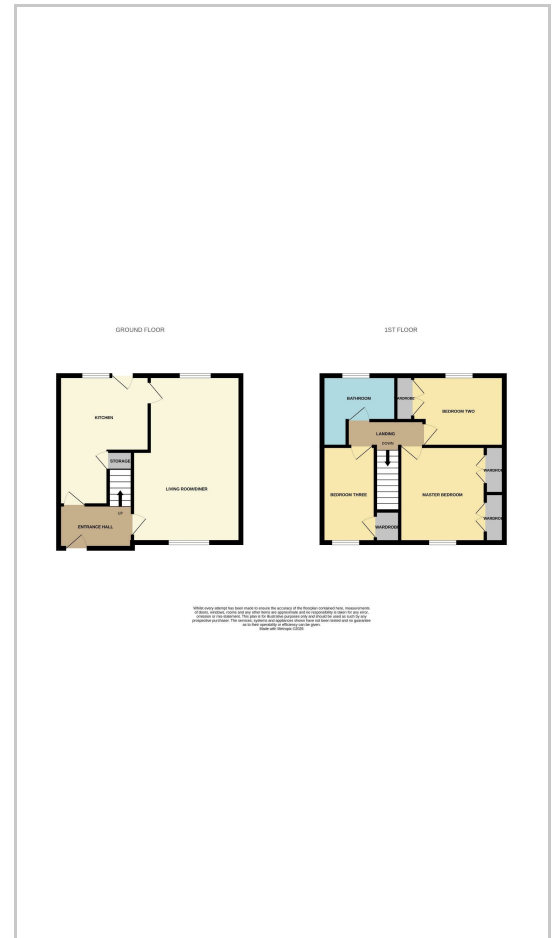
**External**

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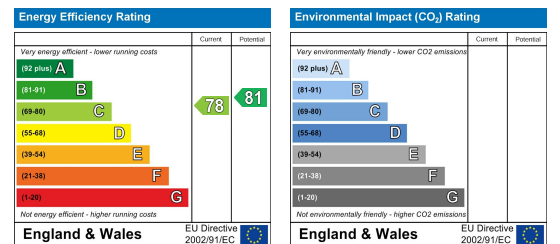
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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. **THINKING OF SELLING?** 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.