



## Heatherburn Court

Newton Aycliffe, DL5 4UY

Price £160,000



Spacious three bedroomed semi-detached family home offered to the market for sale. The property is located on Heatherburn Court in Woodham, which is situated close to amenities such as the Leisure Centre, Woodham Golf Club, doctors surgery, pharmacy, public houses, supermarkets, popular high street stores and schools. The town has excellent public transport links, offering access to not only the neighbouring towns and villages, but to further afield places such as Darlington, Durham and Newcastle. The A167 is nearby leading to the A1(M) both North and South, ideal for commuters.

In brief, the property comprises; an entrance hall leading into the living room, dining room, kitchen, utility and WC to the ground floor. The first floor consists of the master bedroom, two further bedrooms and the family bathroom. Externally to the front, there is a block-paved driveway leading to the single garage with up-and-over door along with lawned garden with mature bushes and shrubbery. To the rear, there is a further enclosed garden mainly laid to lawn with patio space ideal for outdoor seating and furniture along with well established hedged borders, flowers and shrubbery.



**Living Room 15'0" x 12'3" (4.58 x 3.75)**

Bright and spacious living room located to the front of the property with plenty of space for furniture, gas fire with feature surround and window allowing lots of natural light.

**Dining Room 10'3" x 9'1" (3.13 x 2.78)**

Another well proportioned reception room with space for a table, chairs and further furniture with neutral decor and sliding doors leading into the rear garden.

**Kitchen 9'10" x 9'2" (3.0 x 2.8)**

The kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces, tiled splashbacks, sink/drainers along with an integrated electric oven, microwave, hob and overhead extractor hood with space available for further free standing appliances.

**Utility Room 12'1" x 7'10" (3.7 x 2.4)**

The utility room is fitted with a further range of cabinetry with breakfast bar and space for further appliances.

**WC 5'10" x 2'8" (1.8 x 0.83)**

Fitted with a WC.

**Master Bedroom 13'1" x 11'8" (4.0 x 3.58)**

Generously sized master bedroom offering ample space for a king-sized bed and further furniture with window to the front elevation.

**Bedroom Two 11'9" x 10'11" (3.6 x 3.35)**

Another large double bedroom with ample space for furniture and window to the rear elevation.

**Bedroom Three 8'3" x 7'8" (2.54 x 2.34)**

The third bedroom is a large single room with storage cupboard and window to the front elevation.

**Bathroom 7'2" x 5'11" (2.2 x 1.82)**

Modern family bathroom fitted with a double walk-in shower cubicle, heated towel rail, WC and wash hand basin.

### External

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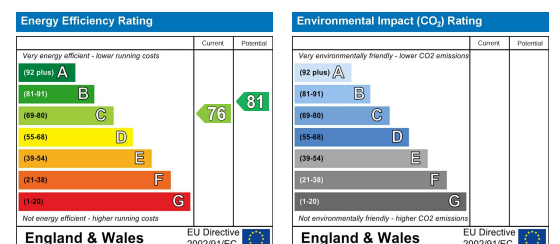
### Area Map



### 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.