
HUNTERS®
HERE TO GET you THERE
11 Malvern Way, Newton Aycliffe, DL5 7PR

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Offers In Excess Of £160,000

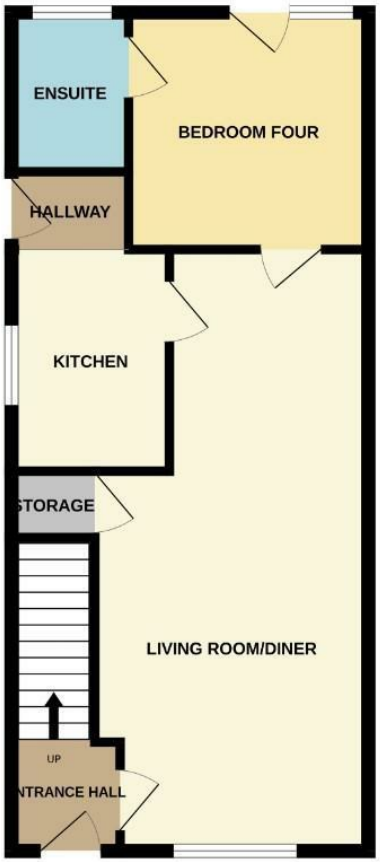
Beautifully presented three/four bedroomed, semi detached family home located in Malvern Way, Newton Aycliffe. With an extension to the rear, the property has an additional fourth bedroom with ensuite to the ground floor, ideal for growing families or multi generational living. This superb family home is pleasantly positioned within a quiet cul de sac just a short distance from local amenities such as schools, supermarkets, popular retail stores as well as restaurants and cafes. There is an extensive public transport system in the area via both bus and train allowing for regular access to neighbouring towns and villages as well as further afield places such as Darlington, Durham and Newcastle.

In brief the property comprises; an entrance hall leading through into the living room/dining room, kitchen and fourth bedroom with ensuite which is currently utilised as a dining room. The first floor contains the master bedroom, two further bedrooms and the bathroom. Externally the property has a large, well-maintained lawned garden to the front, along with a dual length driveway to the side leading to the single garage providing off street parking for multiple cars. To the rear, there is a enclosed garden, mainly laid to lawn with perimeter borders hosting plants and shrubbery, along with a patio area ideal for outdoor furniture and hosting.

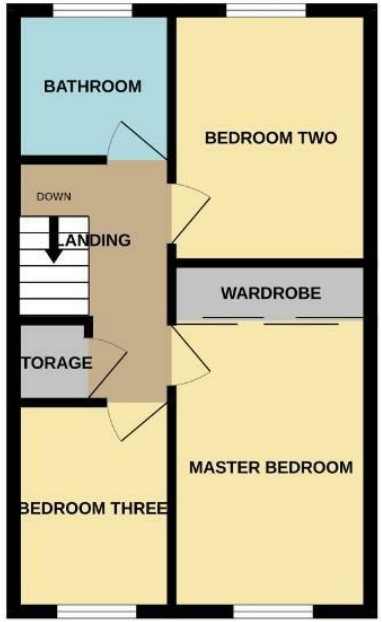
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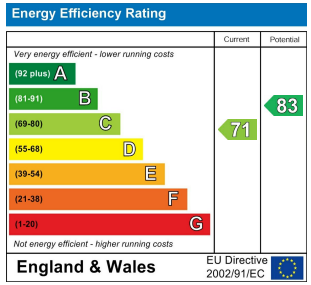
GROUND FLOOR

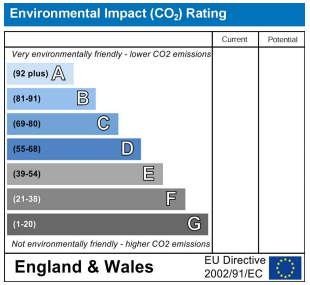


1ST FLOOR



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
15'10" x 11'6"
Bright and spacious living room located to the front of the property, benefiting from ample space for furniture and large window to the front elevation.

Dining Room
7'6" x 6'6"
Open plan leading from the living room, providing space for a dining table and chairs along with further furniture. Access leads through into the kitchen.

Kitchen
9'4" x 6'10"
The kitchen is fitted with a range of wood wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drainer unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances and plumbing for a washing machine and dishwasher.

Bedroom Four
9'10" x 8'6"
The fourth bedroom is located to the rear of the property, providing space for a double bed along with further furniture. It is currently utilised as a further reception room and there is a door to the rear elevation.

Ensuite
6'6" x 4'10"
The modern ensuite is fitted with a double walk in shower cubicle, WC and wash hand basin.

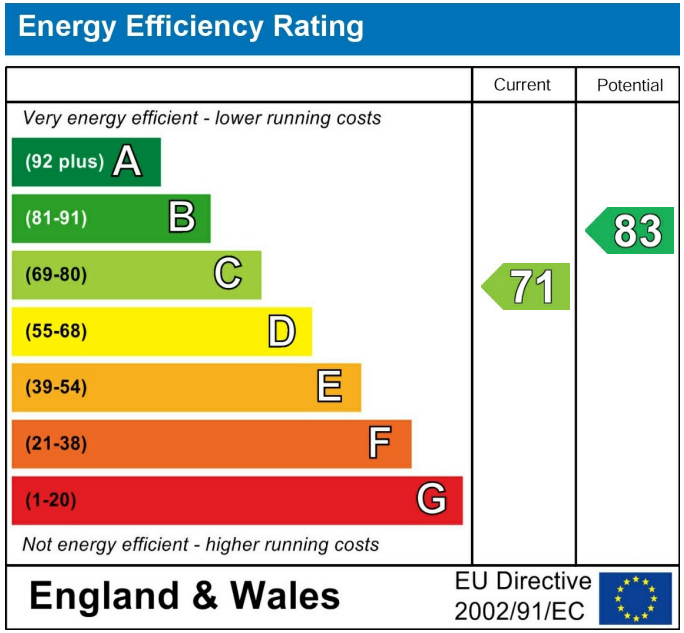
Master Bedroom
12'1" x 8'6"
The master bedroom is a spacious double bedroom with plenty of space for furniture, neutral decor and window to the front elevation,

Bedroom Two
11'2" x 8'4"
The second bedroom is a further double bedroom with neutral decor and window to the rear elevation.

Bedroom Three
7'8" x 6'0"
Spacious single bedroom with window to the front elevation.

Bathroom
5'10" x 5'6"
The bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin. Frosted window to the rear elevation.

External
Externally the property has a large, well-maintained lawned garden to the front, along with a dual length driveway to the side leading to the single garage providing off street parking for multiple cars. To the rear, there is a enclosed garden, mainly laid to lawn with perimeter borders hosting plants and shrubbery, along with a patio area which includes a hot water tap ideal for outdoor furniture and hosting.



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.







