



## Wellhouse Road

Newton Aycliffe, DL5 4FF

Price £190,000



Modern three bedroomed detached family home situated in a sought after location in Newton Aycliffe. The property is located close to a range of local amenities which include; retail and recreational facilities, healthcare services, 24 hour supermarkets, restaurants and cafés and also 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. 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 through 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 garage has been converted into a salon, benefiting from lighting, power and heating and could be used as a home office or games room. The property has a driveway allowing off street parking, along with a large low maintenance garden.



**Living Room 14'8" x 12'1" (4.48m x 3.7m )**  
 Bright and spacious living room providing ample space for furniture, benefiting from neutral decor and large bay window providing lots of natural light.

**Kitchen/Diner 15'6" x 10'3" (4.73m x 3.13m )**  
 The kitchen is fitted with a modern range of wall, base and drawer units, complementing work surfaces, upstands and wash hand basin. It benefits from integrated appliances including an oven, hob, extractor and dishwasher along with space for further free standing appliances. There is room for a dining table and chairs and French doors lead out into the garden.

**Cloakroom**  
 The cloakroom is fitted with a WC and wash hand basin.

**Master Bedroom 10'4" x 9'6" (3.15m x 2.9m )**  
 The master bedroom provides space for a king sized bed, benefiting from fitted wardrobes and two windows to the front elevation.

**Ensuite 9'2" x 4'11" (2.8m x 1.5m )**  
 The ensuite contains a double shower cubicle, WC and wash hand basin.

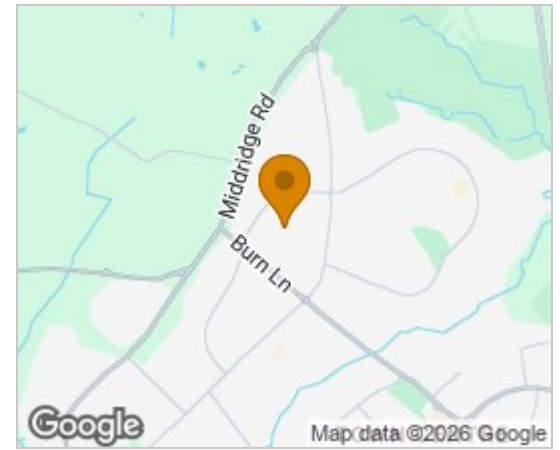
**Bedroom Two 12'0" x 8'1" (3.67m x 2.47m )**  
 The second bedroom is a further double bedroom with fitted wardrobes and window to the rear elevation.

**Bedroom Three 8'9" x 6'5" (2.67m x 1.96m )**  
 The third bedroom is another good size bedroom, currently utilised as a home office. Window to the rear elevation.

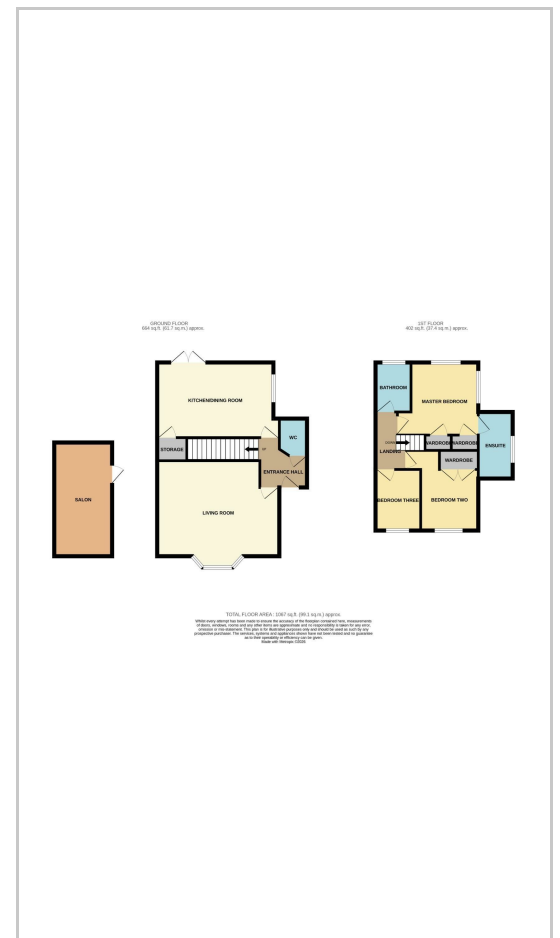
**Bathroom 7'2" x 4'11" (2.2m x 1.5m)**  
 The bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

**External**  
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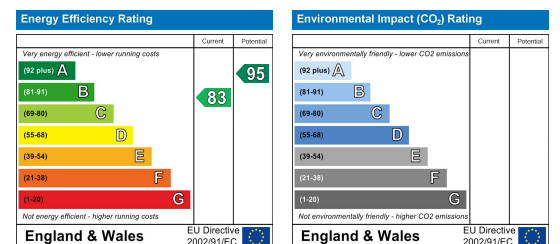
## Area Map



## 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.