



Carr Place, Newton Aycliffe
Newton Aycliffe



Offers in Region of £120,000



Carr Place

Newton Aycliffe

The property opens into an entrance hall, leading through to the dining area, with a staircase rising to the first floor and useful built-in storage. The spacious lounge/diner provides an excellent open-plan living and dining space, with plenty of room for both comfortable seating and a family dining table. A feature fireplace creates an attractive focal point within the lounge area, while French doors from the dining area open directly onto the rear garden, allowing plenty of natural light into the room.

The modern fitted kitchen is finished with a range of white wall and base units, complementary work surfaces and integrated cooking appliances, with additional space for freestanding appliances. A convenient ground-floor WC completes the downstairs accommodation.

To the first floor are two particularly generous double bedrooms, both offering excellent space for bedroom furniture. The family bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin and WC.

Externally, the property benefits from a good-sized, enclosed and low-maintenance rear garden, incorporating paved and gravelled areas, established planting and a useful garden shed, providing plenty of space for outdoor seating and entertaining.



Well maintained and presented in neutral tones throughout, this attractive home offers an excellent amount of living space and would make an ideal purchase for a first-time buyer, couple or growing family.

Council Tax band: A

Tenure: Freehold

- Spacious & Well-Presented Family Home
- Two Generous Double Bedrooms
- Spacious Lounge/Diner with French Doors to Rear Garden
- Modern Fitted Kitchen
- Ground Floor WC & Family Bathroom
- Energy Efficiency Rating: TBC

Vestibule

4' 6" x 3' 9" (1.38m x 1.15m)

Dining Room

10' 2" x 8' 1" (3.10m x 2.47m)

Lounge/Diner

15' 0" x 10' 4" (4.56m x 3.14m)

Kitchen

13' 7" x 8' 4" (4.15m x 2.55m)

Wc

5' 1" x 3' 3" (1.54m x 0.99m)

Bedroom 1

Bedroom 2

12' 2" x 10' 0" (3.70m x 3.04m)

Bathroom

9' 7" x 4' 10" (2.91m x 1.47m)

Landing

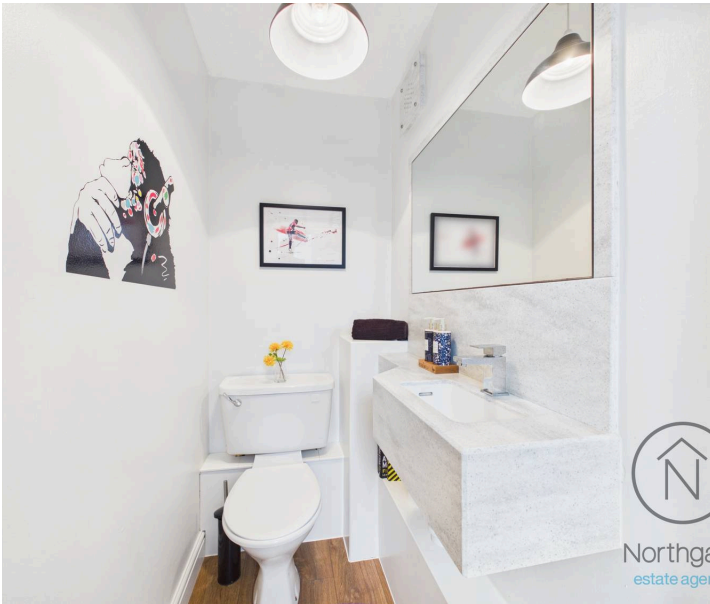
5' 5" x 2' 8" (1.66m x 0.82m)

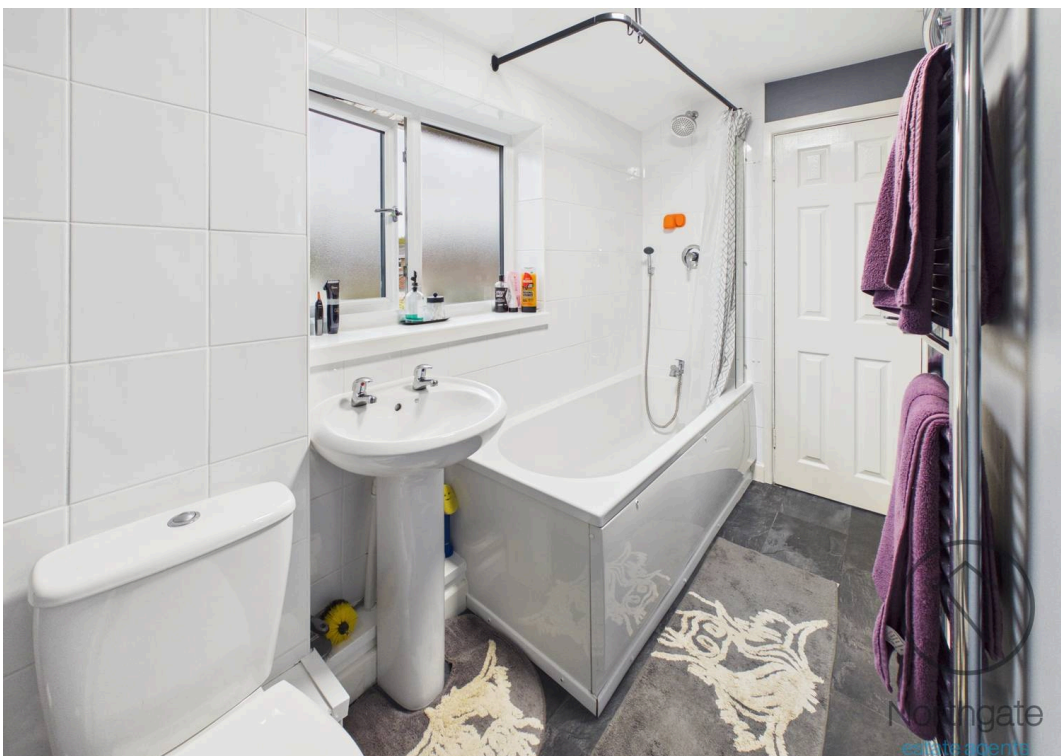
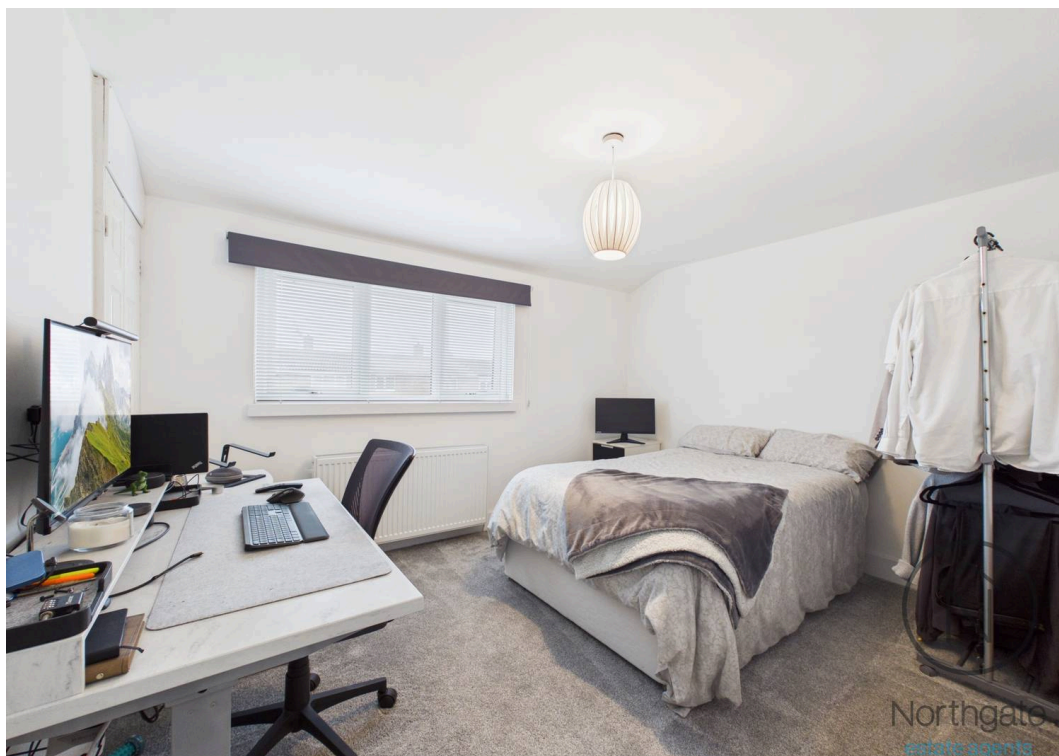




FRONT GARDEN

REAR GARDEN

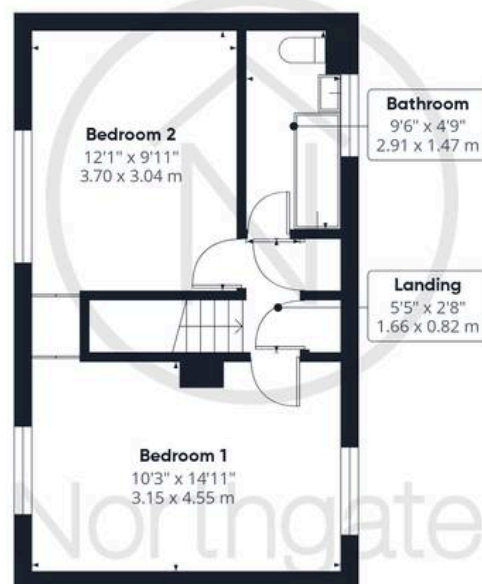








Ground Floor



Floor 1

Approximate total area⁽¹⁾

906 ft²

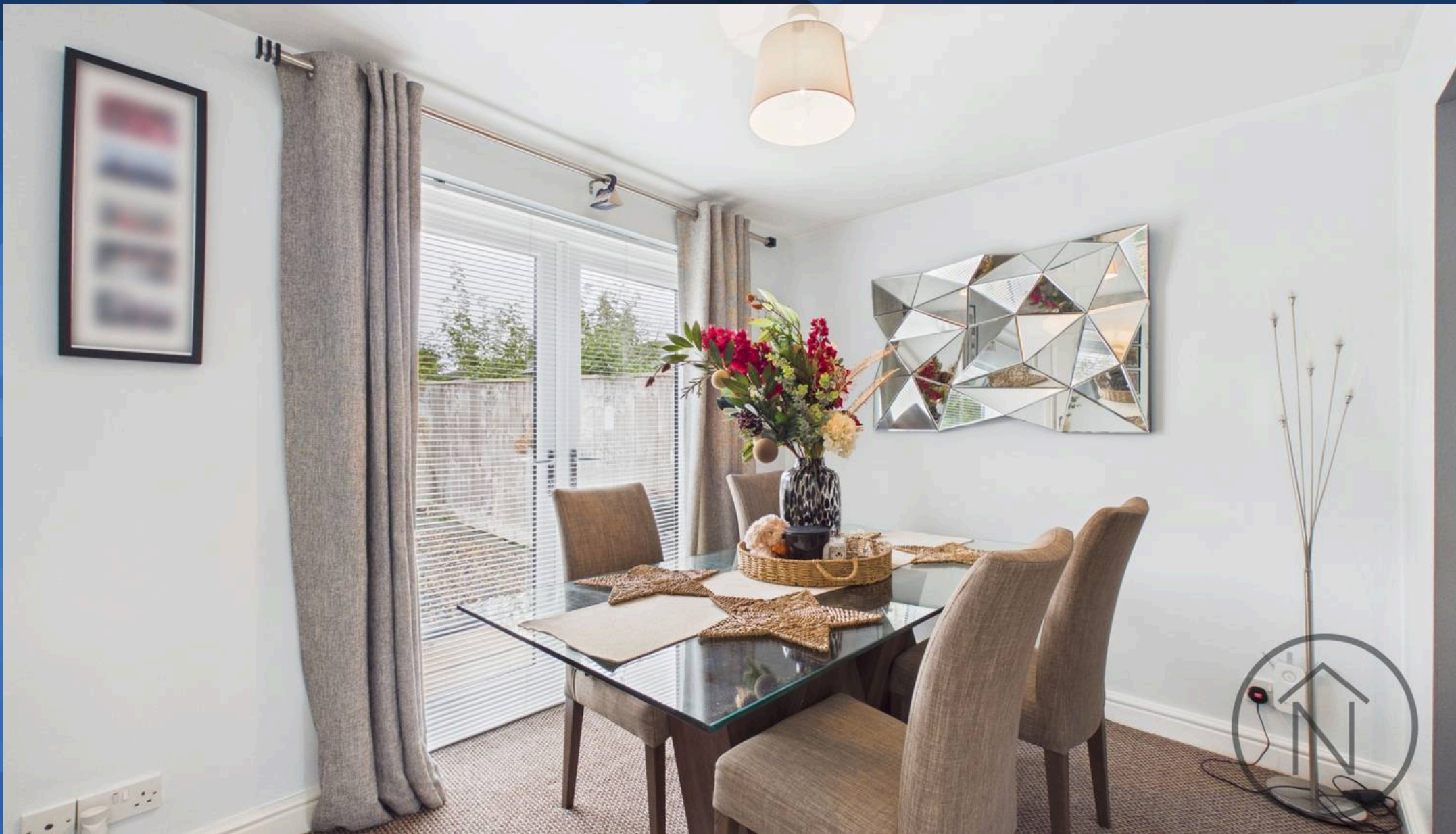
84.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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