



**2 Little Lane, Newton Aycliffe, DL5 6JR**

**Offers Over £335,000**



**Venture**  
PROPERTIES



Superbly positioned and ideally suiting family occupation we have pleasure in offering for sale this stunning detached dormer bungalow which has been beautifully refurbished and much improved by the current owners, providing well proportioned accommodation throughout having been upgraded to the highest of standards and recently redecorated throughout ready for it's new owner to move straight in and enjoy all this fabulous home has to offer.

The kitchen/diner is an excellent space for family and entertaining and the newly fitted kitchen is a true show-stopper, together with a spacious lounge/dining room perfect for relaxing and dining. To the rear you will find a large conservatory offering further living space and leading into the private rear garden.

The home has four bedrooms, two of which have the benefit of en-suites, together with a family bathroom.

There are well kept and easy to maintain gardens with a patio area and vegetable plot to side. There is a driveway to the frontage providing ample off road car parking leading onto the double garage

which houses the control panel/battery for the solar PV panels.

Today's Aycliffe Village is a mixture of cottages, old houses and new builds, a sought after Primary School and two popular village Public houses and an attractive village green and lies within easy reach of Newton Aycliffe and Darlington and provides close access to the A1 (M) both North and South.

- Detached Bungalow
- Quiet Village Location
- Four Bedrooms/Two En-suites
- Well Maintained Gardens
- Double Garage/Ample Parking
- Close To Main Road Links
- Updated and Improved
- Council Tax Band D
- EPC Rating C

#### Entrance Lobby

With upvc door and tiled flooring.

#### Entrance Hall

With laminate flooring, attractive linguista plaster walls, radiator and double storage cupboard.

#### Lounge/Dining Room

**19'7 x 17'6 (5.97m x 5.33m)**

A fantastic spacious living area ideal for family relaxation and dining, stepping down via accessed via double doors from the hallway, feature fireplace with gas fire, oak flooring, double doors to the side patio area and access to the conservatory, two tubular radiators.

#### Conservatory

**14'5 x 9'5 (4.39m x 2.87m)**

With double doors to the side elevation, tiled flooring with underfloor heating, ceiling LED spotlights and window blinds.

#### Kitchen/Breakfast Room

**16'02 x 11'02 (4.93m x 3.40m)**

Replaced by the current owners with this superb range of cream wall, base and drawer units with solid oak work surfaces and matching splash backs, breakfast island with 2 x 2 Bosch Induction Hobs and built in electrics with extractor hood over, twin Belfast sink with mixer taps, space for wine cooler, space for fridge freezer, integrated dishwasher, integrated microwave, integrated double oven, larder units, slate flooring, Upvc double glazed windows to the side and rear and access into the garage.



## Kitchen/Breakfast Room

### First Floor

With staircase to the main bedroom

### Main Bedroom

**17'3 x 14'2 (5.26m x 4.32m)**

With newly fitted double doors and Juliette balcony enjoying views over the rear garden, fitted with sliding mirrored wardrobes into the eaves, mobile telephone charging sockets, LED lighting.

### Main Bedroom

### En-Suite

With a freestanding bath with mixer tap and spray attachment, shower cubicle, low level w.c., wash hand basin, tubular radiator, storage cupboard, spotlights and velux window to the rear.

### Bedroom Two

**13'7 x 13' (4.14m x 3.96m)**

With upvc double glazed window to the front, part panelled walls and radiator.

### En-Suite

With a shower cubicle, low level w.c, and wash hand basin, tiled floor and part tiled walls, heated towel rail and spotlights.

### Bedroom Three

**13'7 x 9'9 (4.14m x 2.97m)**

With upvc double glazed window to the front, radiator and coving to ceiling.

### Bedroom Four

**11'10 x 7'3 (3.61m x 2.21m)**

With upvc double glazed window to the rear, radiator and coving to ceiling.

### Family Bathroom

Fitted with a free standing bath, low level w.c and Heritage wash hand basin, fully tiled walls and flooring.

### Garage

**16'02 x 14'09 (4.93m x 4.50m)**

With remote control up and over door, power and light, Baxi gas central heating boiler (newly fitted), electric fuse box (newly fitted), control box/charger for the Solar Panels.

### Externally

### Externally

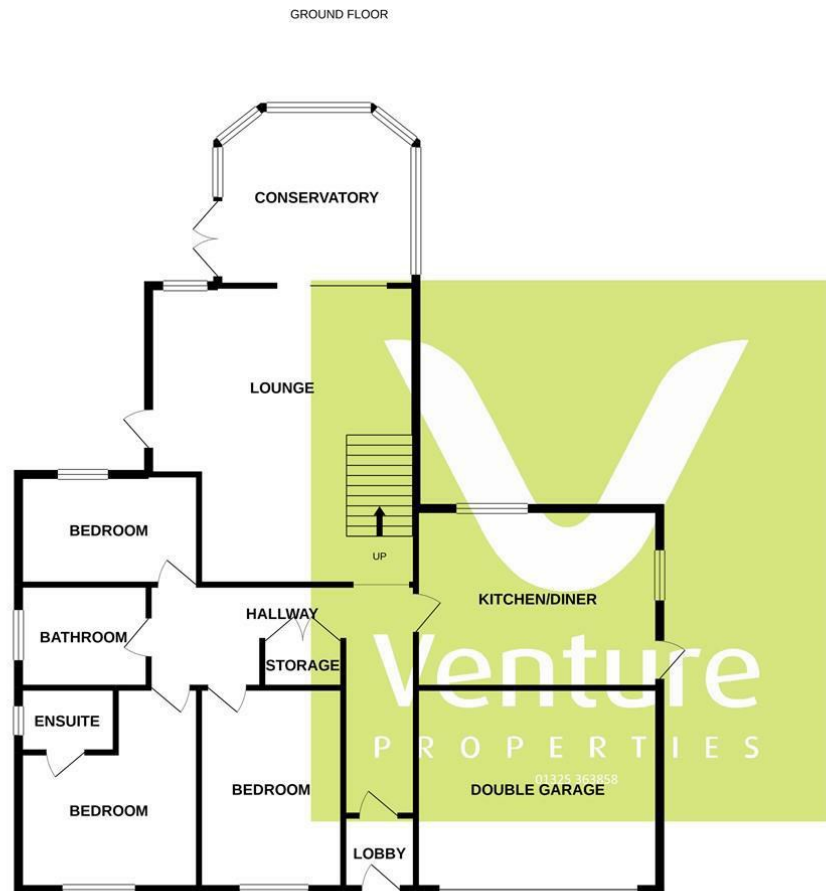
### Externally

### Council Tax

Band D







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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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