



1b Lydia Terrace Newfield, DL14 8BJ

- **4 Bedroom Detached Family Home**
- **Village Location**
- **Rare To Sales Market**
- **3 Reception Rooms**
- **Excellent Transport Links**
- **Garage and Off Road Parking**

Offers In The Region Of £269,950

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It is with great pleasure that Rea Estates offer to the sales market this deceptively spacious 4 Bedroom Detached Residence, situated within the charming village of Newfield, which is approx. 2.8 miles from the neighbouring towns of Bishop Auckland and Spennymoor, offering a range of amenities, from supermarkets, retail stores, food outlets and both primary and secondary schools.

The historic City of Durham is also within easy reach as is the A1(M) offering excellent transport links both North and South.

The property is a credit to the current vendors who have recently overseen an extensive refurbishment programme. Warmed via Gas Central Heating and benefitting from uPVC Double Glazing throughout, the internal layout briefly comprises: Entrance Hallway with staircase rising to the first floor, Cloakroom/Wc, a well proportioned Lounge, Dining Room/ Second Reception Room, Refitted Kitchen and a Breakfast Room.

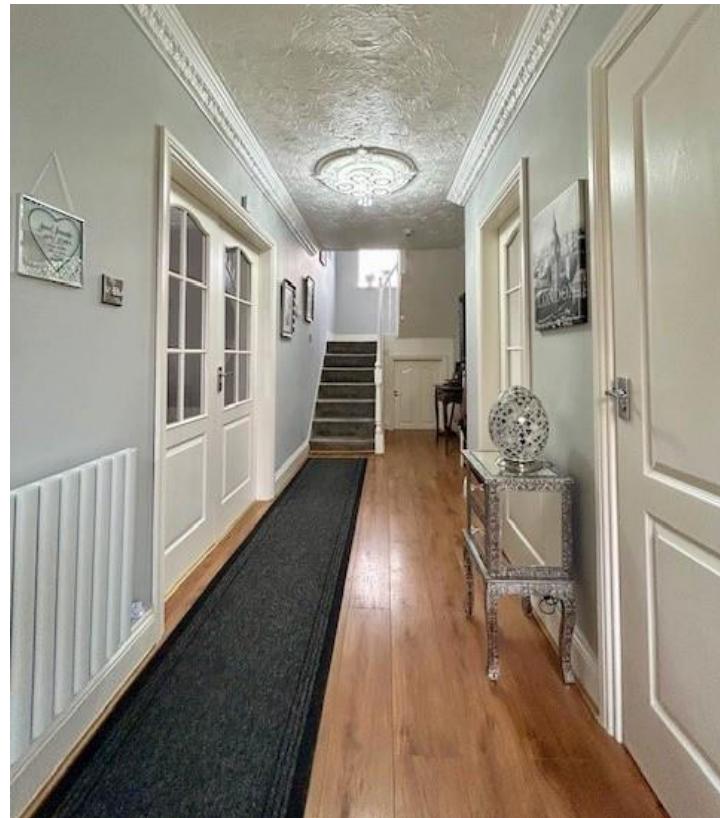
To the first floor a central landing leads to a Family Bathroom and four very good sized Bedrooms, the Master of which boasts an En-Suite Shower Room/Wc.

Externally to the front of the property there is a wall enclosed garden. Gated side access leads to the rear, where the garden is designed for ease of maintenance with block paving. A raised decked area provides an ideal spot for a patio table and chairs. A detached garage provides off road parking facilities.

In our opinion this property will make an exceptional family home and therefore an internal viewing is highly recommended.

Entrance Hallway

The sense of space is apparent upon entering the hallway with cornice and ceiling rose, staircase rising to the first floor, under stair storage cupboard, radiator and laminate flooring.



Ground Floor Cloakroom/Wc

Comprising, low level w/c and wash hand basin. Obscure double glazed window to the front elevation, cornice, radiator and laminate flooring.

These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Lounge:**16'3 x 13'3 (4.95m x 4.04m)**

A lovely room of generous proportions situated to the front of the house. A walk in bay window allows lots of natural light to flood through. Cornice, ceiling rose, feature fire surround, laminate flooring and double doors opening to a second reception room.

**Second Reception Room:****13'4 x 11'0 (4.06m x 3.35m)**

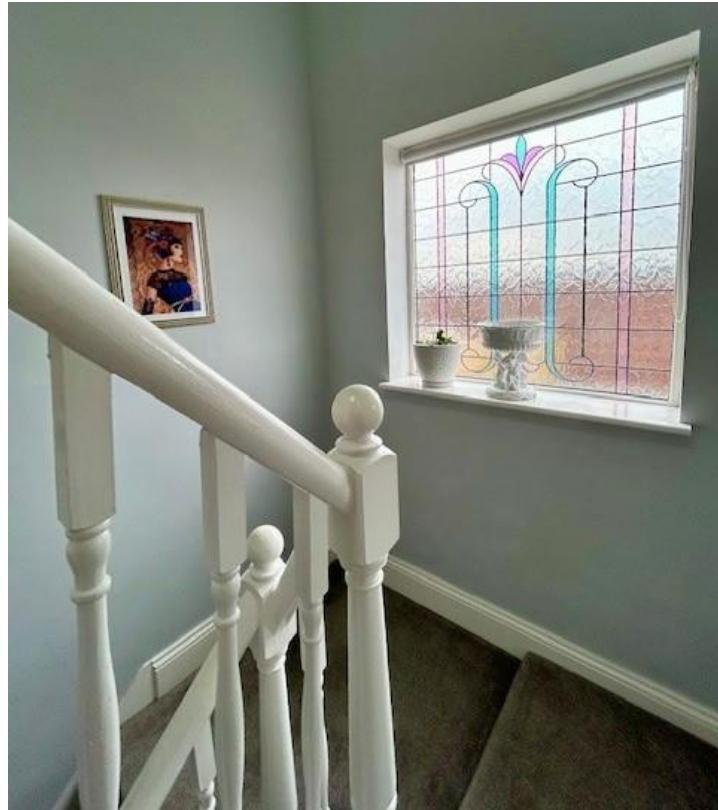
A versatile room that could be utilised as a formal dining room or as a sitting room. Cornice, ceiling rose, French doors opening to the rear, radiator and laminate flooring.

**Kitchen:****12'7 x 11'4 (3.84m x 3.45m)**

Fully tiled kitchen refitted with a contemporary range of base, drawer and wall units (one of which houses gas central heating boiler) pull out larder unit, complementary granite work surfaces and inset one and a half bowl sink unit with pull out and spray mixer tap. Integrated appliances to include; washing machine, double eye level oven and induction hob with stainless steel and curved glass extractor hood. Cornice, vertical radiator, window and external door opening to the rear elevation. Double doors to breakfast room.



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Breakfast Room: 12'9 x 10'7 (3.89m x 3.23m)

Another versatile room that could be utilised for a number of purposes ie; an office/study. Window to the front elevation, cornice, radiator and laminate flooring.



First Floor Landing

Feature stained glass window, cornice, spindle balustrade, radiator and large walk in storage cupboard.

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Master Bedroom:

16'5 x 13'5 (5m x 4.09m)

Spacious and well presented master bedroom with a range of mirrored sliding door wardrobes, cornice to ceiling, laminate flooring and central heating radiator.



En-Suite

Tiled shower enclosure with mains fed unit, low level w/c and wash hand basin inset to vanity unit. Part tiled walls, cornice, contemporary central heating radiator, laminate flooring and obscure double glazed window.



Bedroom Two:

12'8 x 9'3 (3.86m x 2.82m)

A second double room with open views to the front of the house. Cornice, radiator and laminate flooring.



Bedroom Three:

10'9 x 9'2 (3.28m x 2.79m)

A third double bedroom, which is situated to the rear of the house, with far reaching open views across the surrounding countryside. Radiator and laminate flooring.



Bedroom Four:

9'0 x 8'9 (2.74m x 2.67m)

Ample sized fourth bedroom again situated to the front of the house. Cornice, radiator and laminate flooring. Access to the loft space, via a pull down ladder and which is boarded and has power and light.

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Family Bathroom

A larger than average bathroom comprising; panelled bath, low level w/c, pedestal wash hand basin and seated shower enclosure. Obscure double glazed window, part tiled walls and radiator.



Externally

To the front of the house there is a wall enclosed garden. Gated side access leads to the rear garden, which is paved for ease of maintenance. A raised patio provides ample space for outdoor dining and entertaining. Double gates open to allow added off road parking and lead to the garage.

Garage:

19'02 x 10'11 (5.79m x 3.33m)

Up and over door, power and lighting.



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