



#### **\*\* PRICED TO SELL \*\***

A fabulous opportunity to acquire this competitively priced three bedroom detached property superbly positioned in this choice cul de sac in the desirable Woodham area of Newton Aycliffe. The home has been extremely well priced in today's market and we anticipate demand to be high with early viewings highly recommended to avoid disappointment but, also to appreciate what this home has to offer. It is in good decorative order throughout benefiting from double glazing, gas central heating, integral garage and a rear garden which is not directly overlooked thus giving a sense of privacy.

#### **GROUND FLOOR**

An entrance hall with door leading to garage which means it is possible to reach cars under cover, a feature not to be under estimated during those colder months, ground floor w.c. with white suite, well appointed kitchen situated to the front of the property with a range of wall and base units and split level cooking facilities. There is an excellent sized open plan lounge/diner having views over the garden with the room being an excellent place to entertain family and friends with ample space for a table and chairs and French doors.

#### **FIRST FLOOR**

A window to the side elevation allows ample natural light, hatch allowing loft access and a storage cupboard housing the domestic hot water cylinder. Three well dressed bedrooms, the master with en-suite showering facilities and a bathroom/w.c. with well equipped three piece white suite.

#### **EXTERNALLY**

There is a driveway to the front allowing off street parking leading to a garage with up and over door, lighting and power. There is pedestrian side access to the rear enclosed garden giving a sense of privacy which is considered relatively low maintenance along with a decking area.

**Annand Way, Woodham, DL5 4ZD**  
**3 Bed - House - Detached**  
**£148,000**

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Annand Way, Woodham, DL5 4ZD

## ENTRANCE HALL

## GROUND FLOOR W.C.

## KITCHEN

16'2x13'8 (4.93mx4.17m)

## LOUNGE/DINER

9'x14'3 (2.74mx4.34m)

## DINING ROOM SECTION

10'2x9' (3.10mx2.74m)

## FIRST FLOOR LANDING

## MASTER BEDROOM

9'9x13'8 (2.97mx4.17m)

## EN-SUITE SHOWER ROOM

## BEDROOM TWO

9'6x10'2 (2.90mx3.10m)

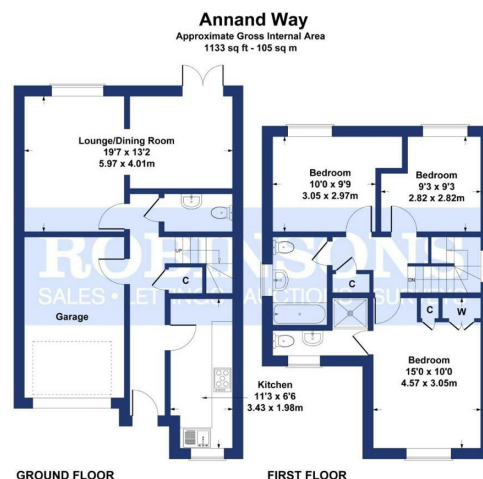
## BEDROOM THREE

9'2x10'1 (2.79mx3.07m)

## BATHROOM/W.C.

8'x5'9 (2.44mx1.75m)

## GARDEN



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

7 Duke Street, Darlington, Durham, DL3 7RX

T: 01325 484440

E: [info@robinsonsdarlington.co.uk](mailto:info@robinsonsdarlington.co.uk)

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