



A fabulous opportunity to acquire this fully refurbished and competitively priced three bedroom detached property with extension to rear located at the head of this quiet cul de sac in the ever popular Byerley Park location which lies within easy reach of excellent schooling.

The home has been significantly improved with refurbished kitchen and bathroom facilities including en-suite facilities to the master bedroom which will appeal to a variety of buyers. In our opinion, the home will ideally suit the needs of a first time buyer, growing family or as an investment opportunity and we have no hesitation in recommending an internal viewing. There is double glazing, gas central heating and the home is brought to the market with NO ONWARD CHAIN.

There is light and airy accommodation throughout with two separate reception rooms along with an open plan kitchen/diner perfect for the coming and goings of an active family life. The home enjoys a manageable rear garden which is not directly overlooked thus giving a sense of privacy whilst to the front there is a driveway and garage allowing off street parking.

GROUND FLOOR

A useful entrance porch which is double glazed leading to a light and airy hallway giving a good first impression. The principal reception room running front to rear measuring approx. 24' in length, perfect for entertaining and friends. A separate versatile reception room which could be used for formal dining, children's playroom or office in turn leads to a spacious kitchen/diner with ample space for a table and chairs and a beautifully appointed newly installed kitchen with an excellent range of modern wall and base units, laminate work surfaces incorporating a stainless steel sink unit with mixer tap and tiled splash back, split level cooking facilities comprising of gas hob, chrome chimney style cooker hood and electric oven, inset lighting and two windows allowing ample natural light.

Jesmond Court, Newton Aycliffe, DL5 7HU
3 Bed - House - Detached
Offers Over £140,000

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FIRST FLOOR

With hatch and ladder allowing loft access and a storage cupboard housing the domestic hot water cylinder, three bedrooms, two doubles and a single, the master with en-suite showering facilities with a shower cubicle, wash hand basin and low level w.c. A beautifully installed family bathroom has been refurbished with a well equipped three piece white suite and attractive tiling.

EXTERNALLY

There are mature gardens to both front and rear. To the front there is also a block paved driveway allowing for two vehicles leading to a garage with up and over door, lighting and power. The rear mature garden has a sense of privacy which is so often sought but, not often found with a rear gate leading to countryside.

ENTRANCE PORCH

HALLWAY

LOUNGE

11'6x24'6 (3.51mx7.47m)

SEPARATE DINING ROOM

7'7x13' (2.31mx3.96m)

KITCHEN/DINER

9'8 x 22'2 (2.95m x 6.76m)

Narrowing to 7'7

FIRST FLOOR LANDING

MASTER BEDROOM

10'2x11'6 (3.10mx3.51m)

BEDROOM TWO

11'4x10' max (3.45mx3.05m max)

BEDROOM THREE

7'6x8'6 (2.29mx2.59m)

BATHROOM/W.C.

GARDENS and GARAGE



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A (91-100)			A (91-100)		
B (81-90)			B (81-90)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	