



**53 Westmorland Way, Newton Aycliffe, DL5 4NN**

**£284,950**

We are pleased to offer an outstanding four bedroom detached house which occupies a particularly generous plot and is conveniently located within easy reach of the town centre. This most comfortable family home has gas central heating, double glazing , an entrance porch leading to the entrance hall, a comfortable lounge with feature fireplace, dinning room with patio doors leading out to the rear garden, tasteful fitted kitchen with built in appliances and range style cooker. study, utility area with downstairs Wc and a garage which is currently fitted for use as a beauty room. On the first floor are four good sized bedrooms and a family bathroom / WC . Outside are extensive gardens surrounding the property and a parking area for a number of vehicles. properties like this are rarely on the market and we would encourage buyers to view as soon as possible.

## Ground Floor

### Entrance Porch

Has UPVC entrance door and tiled floor.

### Hall

Has storage cupboard, staircase to first floor and central heating radiator.

### Lounge 13'11 x 13'4 (4.24m x 4.06m)



Has coved ceiling, feature fire surround with living flame pebble effect gas fire, laminate flooring and central heating radiator.

### Dining Room 12'8 x 9'5 (3.86m x 2.87m)



Has coved ceiling, laminate flooring, central heating radiator and UPVC patio doors opening out onto rear garden.

### Study 13'0 x 8'11 (3.96m x 2.72m)



Has central heating radiator

### Kitchen 8'11 x 17'9 (2.72m x 5.41m)



Has a good range of fitted units with solid wood work surfaces, wood flooring, double Belfast sink, built in multi fuel range cooker with stainless steel splash back and extractor canopy, breakfast bar and integrated dishwasher, central heating radiator.

### Utility 9'7 x 13'4 (2.92m x 4.06m)



Has tiled floor, laminate work surfaces central heating radiator, plumbing for automatic washing machine and tumble dryer, wall mounted combination gas boiler, UPVC entrance door, downstairs WC with hand wash basin in vanity unit and heated towel radiator.

### Beauty Room

Accessed from the utility room, fully fitted with mains power and light.

### First Floor Landing

Has loft access and storage cupboard.

### **Bedroom 1 13'1 13'1 (3.99m 3.99m)**



Has built in wardrobes and central heating radiator.

### **Bedroom 2 13'10 x 10'6 (4.22m x 3.20m)**



Has built in wardrobes and central heating radiator.

### **Bedroom 3 12'5 x 12'9 (3.78m x 3.89m)**



Has central heating radiator and vanity unit with built in hand wash basin.

### **Bedroom 4 9'1 x 8'9 (2.77m x 2.67m)**



Has built in storage cupboard and central heating radiator.

### **Bathroom WC**



Has white suite comprising: panel bath with mixer shower over and glass shower screen, hand wash basin, WC, part tiled walls, tiled floor and central heating radiator.

### **Exterior**



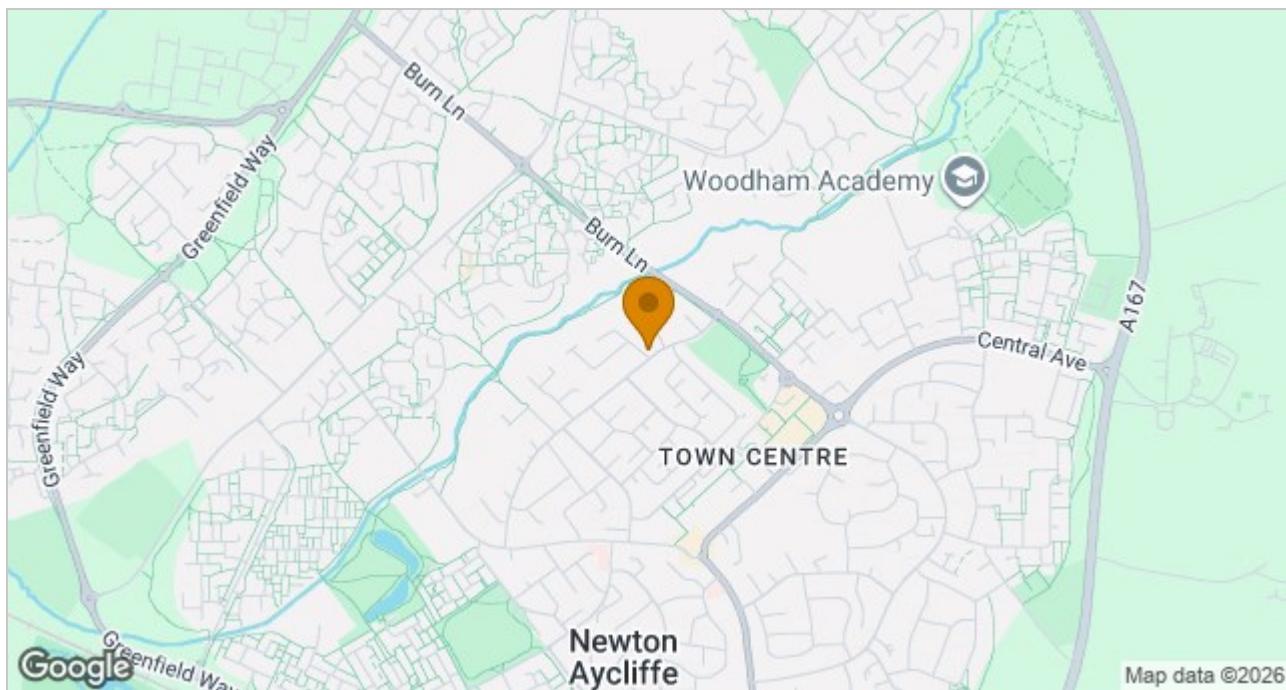
Outside extensive lawned gardens surround the property with timber decked patio, driveway and generous off road parking area.

### **Disclaimer**

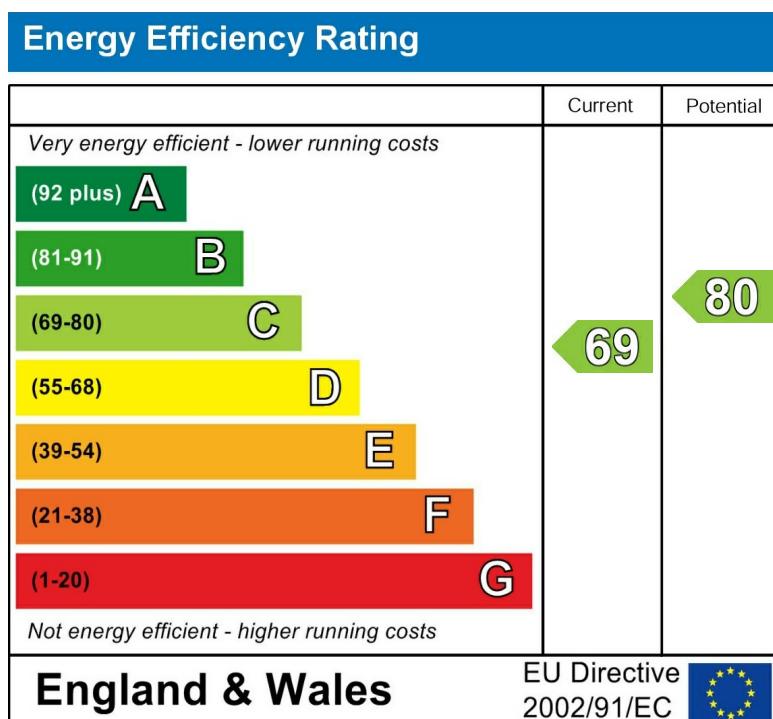
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## Area Map



## Energy Efficiency Graph



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