



**12 Grindon Court**  
Newton Aycliffe, DL5 4RJ

youngsRPS 

# 12 Grindon Court Newton Aycliffe DL5 4RJ

**Guide Price: £175,000**

Occupying an impressive large plot within this pleasant small cul de sac we are delighted to offer for sale this immaculately presented detached family home which has been beautifully modernised by the current owners. There is also scope to extend to the side (subject to obtaining the necessary planning permissions).

- 3 Bedroom detached family home
- Large corner plot
- Beautifully presented throughout
- Modern kitchen and bathroom
- Gardens to the front, side and rear
- Off road parking for several vehicles
- Energy Efficiency Rating = D (60)

**youngsRPS** 

Youngs Sedgfield 01740 617377



## DESCRIPTION

Occupying an impressive large plot within this pleasant small cul de sac we are delighted to offer for sale this immaculately presented detached family home which has been beautifully modernised by the current owners. There is also scope to extend to the side (subject to obtaining the necessary planning permissions).

The property is entered from the front through a composite door into a pleasant hallway from which stairs lead to the first floor. There is also an under-stair cupboard and ground floor cloak room fitted with a low-level WC and wash basin. Double doors lead from the left into a light, airy and spacious lounge with bay window to the front and feature inglenook housing a wood burning stove. The lounge leads on into a dining room which has sliding patio doors leading onto a decked patio to the rear and door through to the kitchen. The kitchen again is a lovely bright room fitted with a range of modern wall and base units with contrasting worktops with breakfast bar and incorporates a 1 ½ bowl single drainer sink unit, gas point for cooker, plumbing for an automatic washing machine and space for a fridge freezer. An external door leads out to the side.

To the first floor there is a landing, three good sized bedrooms and family bathroom. The landing has a storage cupboard, loft access and window to provide a good deal of natural light. The

main bedroom and bedroom 2, both situated to the rear, have fitted wardrobes with mirrored sliding doors whilst bedroom 3 has a built-in storage cupboard. The family bathroom is fitted with a modern 4 piece suite comprising panelled bath, separate shower cubicle with electric shower, pedestal wash basin and low level WC. There is travertine style to the splash backs and floor.

## EXTERNAL

To the front of the property there is an open plan lawned garden which extends around to the side where there is a wide driveway which allows parking for several vehicles. A farm style gate gives access to the rear. The large rear garden offers a great deal of privacy and is also mainly laid to lawns with block paved and decked patio areas, mature shrubs and borders.

## SERVICES

Mains electricity, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

## CHARGES

Durham County Council tax band C

## LOCATION

Grindon Court is a small cul de sac of detached houses and bungalows situated in the popular village of Woodham which lies close to a very good range of local shops and amenities which are available in Newton Aycliffe which lies a short drive away. A more comprehensive range of shopping and recreational facilities and amenities are available in Darlington Town Centre which is approximately 9 miles away. Woodham is very well placed for commuting purposes as it lies a short drive from the A167 Highway and the A1(M) Motorway.

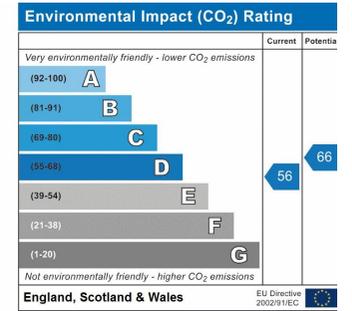
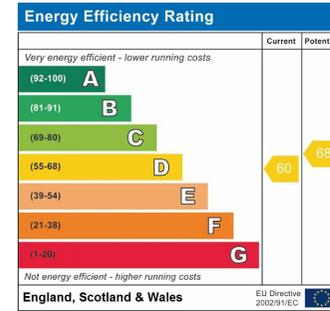
## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Sedgefield on 01740 617377

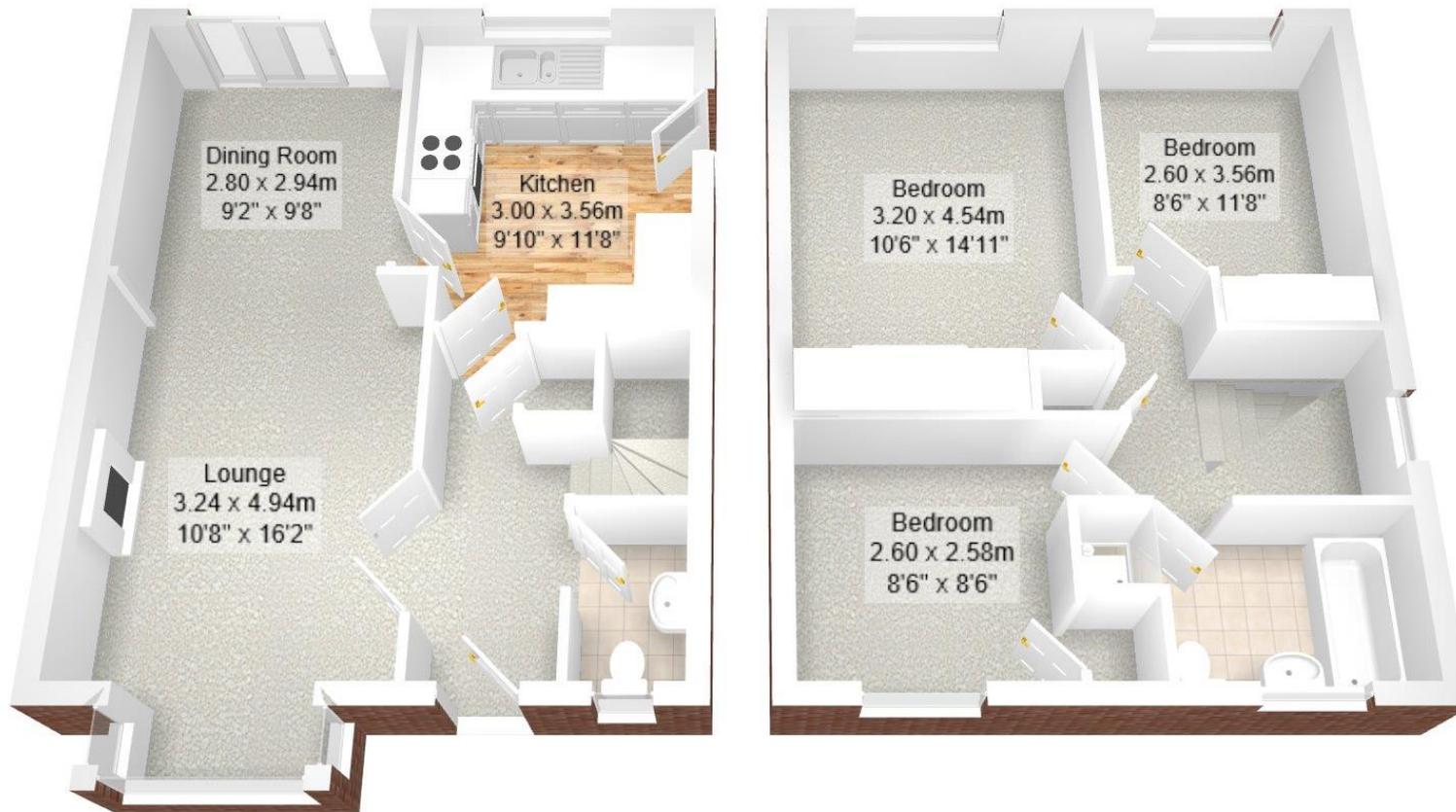
## FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.









Total Area: 86.6 m<sup>2</sup> ... 932 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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