



## 4 bed detached house to buy in

Luttrynton Court, Newton Aycliffe,  
Durham, DL5 7HL

# £190,000

🏠 x4 🚗 x1 🚲 x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ No Forward Chain
- ✓ South Facing Rear Garden
- ✓ Driveway and Garage
- ✓ Within Reach to Local Schools, Shops, Amenities and Transport
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Description

\*\*\*\*\*No Forward Chain\*\*\*\*\*

Situated on the sought-after Luttryngton Court in Newton Aycliffe, this spacious four bedroom detached property is offered to the market with the added benefit of no forward chain, making it an ideal purchase for families and buyers looking for a smooth and speedy transaction.

The accommodation is well laid out and begins with a welcoming entrance leading to a generous lounge, providing a comfortable space to relax. This flows into a separate dining area, perfect for family meals and entertaining. The fitted kitchen offers ample storage and workspace and is complemented by a useful utility room with additional access and practicality. A downstairs WC completes the ground floor.

To the first floor are four well-proportioned bedrooms, offering flexible accommodation for growing families, home working, or guest rooms and a family bathroom serving all bedrooms.

Externally, the property continues to impress with a driveway providing off-street parking and access to a garage, which includes a workshop area, ideal for hobbies or additional storage. To the rear is a private garden, offering an excellent outdoor space for relaxation, entertaining, or family use.

Located within a popular residential area, the property is well positioned for local amenities, schools, and transport links.

Early viewing is highly recommended to appreciate the space, location, and potential this home has to offer.

Council Tax Band: D

Tenure: Freehold

Price: £190,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Entrance



## Lounge

7.32m x 3.02m (24'0" x 9'10")



## Dining Area

2.75m x 2.20m (9'0" x 7'2")



## Kitchen

2.94m x 2.26m (9'7" x 7'4")



## Utility Room

2.19m x 1.57m (7'2" x 5'1")



## WC



## 1st Floor Landing

### Bedroom 1

*3.46m x 3.01m (11'4" x 9'10")*



### Bedroom 2

*3.84m x 2.91m (12'7" x 9'6")*



### Bedroom 3

*2.98m x 2.96m (9'9" x 9'8")*



### Bedroom 4

*2.25m x 2.12m (7'4" x 6'11")*



## Family Bathroom

2.37m x 1.65m (7'9" x 5'4")

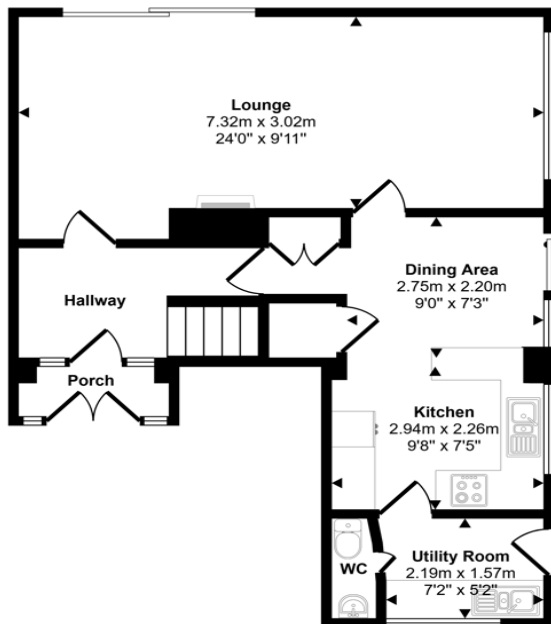


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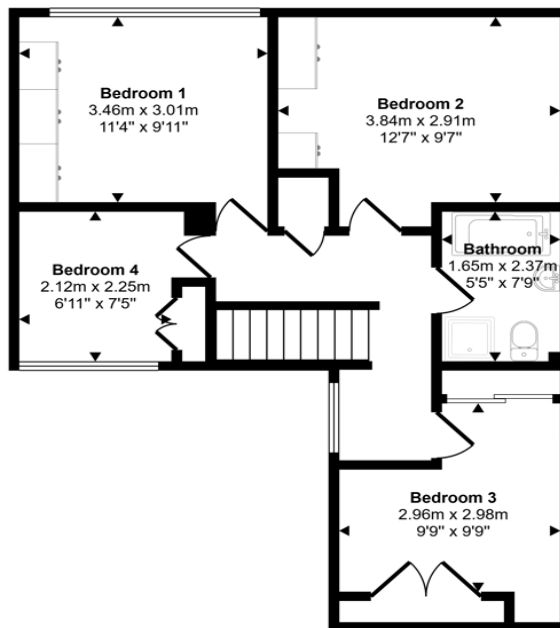
## External



Approx Gross Internal Area  
107 sq m / 1152 sq ft



Ground Floor  
Approx 54 sq m / 582 sq ft



First Floor  
Approx 53 sq m / 570 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Luttryngton Court, Newton Aycliffe, Durham, DL5 7HL

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