



## 22 Woodland Way, Long Newton Asking Price £349,950

Nestled within the charming village of Long Newton, this delightful detached bungalow on Woodland Way offers a perfect blend of comfort and convenience.

Upon entering, you are greeted by a welcoming entrance hallway, there is a spacious reception room that serves as the heart of the home, ideal for hosting friends or enjoying quiet evenings. The bungalow features two well-proportioned bedrooms, each designed to provide a peaceful retreat at the end of the day. The layout is thoughtfully designed, ensuring that every inch of space is utilised effectively.

The shower room is conveniently located, catering to the needs of modern living while maintaining a sense of tranquility. The property benefits from a well-maintained garden, offering a lovely outdoor space to enjoy the fresh air and natural surroundings.

Woodland Way is situated in a serene area, perfect for those seeking a quieter lifestyle while still being within easy reach of local amenities. Long Newton boasts a friendly community atmosphere, making it an ideal place for families, retirees, or anyone looking to enjoy the beauty of rural living.

This bungalow presents a wonderful opportunity for those looking to downsize or first-time buyers seeking a manageable yet comfortable home. With its appealing features and prime location, this property is not to be missed. Come and experience the charm of this delightful bungalow for yourself.





# 22 Woodland Way, Long Newton

## General Remarks

A truly outstanding opportunity has arisen to acquire a beautifully presented two bedroom detached bungalow occupying a most pleasing position on Woodlands Way within the highly desirable village of Long Newton.

Gas fired central heating

UPVC double glazed windows throughout

Council Tax band D

Offering fine interior design

We welcome viewings at the earliest opportunity to avoid disappointment

## Location

Woodlands Way is situated in the beautiful village of Long Newton just off the A66 in the county of Cleveland. The village has a church, a community centre, a first class primary school and is home to two highly recommended pubs and restaurants. The property is conveniently located close to the transport links of the A66 providing excellent commuter access. Teesside Airport is also close at hand. Long Newton is conveniently located a short drive away from the popular market towns of Yarm and Darlington where you will find a wide range of amenities.

## Entrance Hallway

The property is entered through a UPVC double glazed door leading into a most welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from engineered wood flooring, two cupboards providing useful storage and a hatch giving access to the loft.

## Living Room / Dining Room

19'3" x 13'0"

The beautifully presented living room / dining room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from engineered wood flooring, inset spotlights to the ceiling, a UPVC double glazed window overlooking the side elevation of the property and a UPVC double glazed patio door leading out to the rear garden.

## Kitchen

9'4" x 12'4"

The modern and most contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and

drainer. The kitchen benefits from laminated flooring, a UPVC double glazed window overlooking the rear elevation of the property and a number of integrated appliances including an electric oven, an electric hob with overhead extractor hood, a dishwasher and washing machine.

## Conservatory

7'6" x 9'10"

The conservatory offers fine panoramic views overlooking the rear garden and benefits from vinyl flooring, UPVC double glazed windows and UPVC double glazed French doors which lead out to the rear garden.

## Bedroom One

13'5" x 10'7"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from engineered wood flooring, built in wardrobes providing useful storage and a UPVC double glazed window with pleasant views overlooking the rear garden.

## Bedroom Two

9'8" max x 12'10"

A further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from engineered wood flooring and built in wardrobes providing useful storage. UPVC double glazed French doors lead into the conservatory.

## Shower Room

The shower room is warmed by a towel radiator, has a tiled floor and walls, a UPVC double glazed window overlooking the rear elevation of the property and is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin inset into a vanity unit and a low level WC.

## Externally

The property occupies an extremely generous plot. To the front of the property there is a garden which is laid to lawn and to the rear of the property there is a large garden which is laid to lawn, a patio area which is ideal for outdoor entertaining, a useful workshop, a driveway providing off road car parking and a single garage.

