



Hamilton Close, Newton Aycliffe

Newton Aycliffe



Offers Over £245,000



9 Hamilton Close

Newton Aycliffe, Newton Aycliffe

Introducing this splendid 4-bedroom detached property with plenty to offer many potential buyers for offers invited between £245,000 - £255,000

Situated in a coveted location, this stunning property exquisitely showcases attention for detail along with functionality.

As you enter, you are immediately greeted by a spacious and inviting hallway that effortlessly flows into the rest of the home, setting the tone for the quality that lies within.

The ground floor of the home boasts a thoughtfully decorated and well-lit living space. The generously-sized lounge area features large windows that allow for an abundance of natural light, creating an airy and welcoming ambience perfect for relaxation and entertaining guests. The state-of-the-art kitchen and dining area provides a fluidity of space that caters to the needs of a modern lifestyle.

The kitchen itself is a chef's dream, boasting a sleek and stylish design ample storage, and a centrally located worktop that doubles as a breakfast bar. Whether you're a culinary enthusiast or simply enjoy preparing meals for loved ones, this kitchen provides the ideal space to showcase your talents and indulge in the pleasure of cooking.

Ascending the staircase to the first floor, you will find four generously proportioned bedrooms, The master bedroom in particular is a true sanctuary, featuring an en-suite bathroom that boasts exquisite fixtures and fittings for a touch of sophistication.

Completing this exceptional abode, the converted garage currently being used as a business space, offers an



Hallway

14' 4" x 7' 8" (4.37m x 2.34m)

Living Room

17' 2" x 11' 2" (5.23m x 3.40m)

Kitchen/Living Area

9' 3" x 26' 9" (2.82m x 8.15m)

Wc

3' 2" x 5' 9" (0.97m x 1.75m)

Reception Room

12' 0" x 8' 3" (3.66m x 2.51m)

Landing

6' 11" x 6' 0" (2.11m x 1.83m)

Master Bedroom

13' 2" x 11' 7" (4.01m x 3.53m)

En-suite

8' 5" x 5' 11" (2.57m x 1.80m)

Bedroom 2

11' 2" x 8' 6" (3.40m x 2.59m)

Bedroom 3

8' 9" x 8' 6" (2.67m x 2.59m)

Bedroom 4

9' 9" x 8' 3" (2.97m x 2.51m)

Bathroom

5' 5" x 7' 3" (1.65m x 2.21m)











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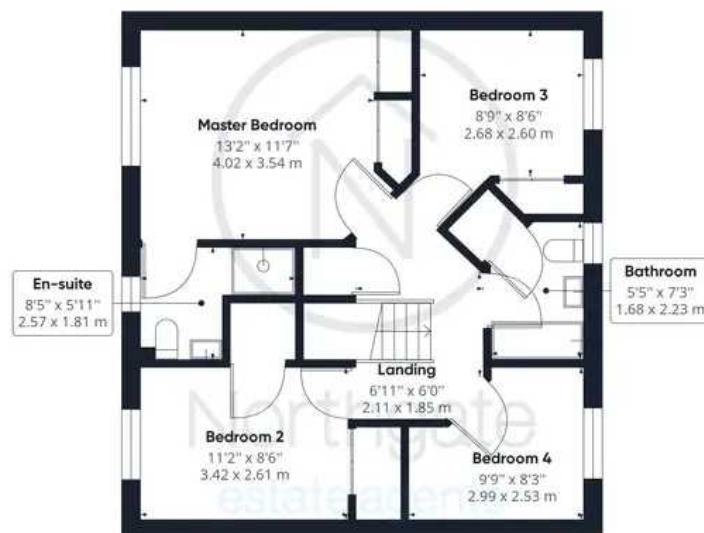


Ground Floor

Approximate total area⁽¹⁾

1255.64 ft²

116.65 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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