



# The Spinney, Newton Aycliffe

Newton Aycliffe



In Excess of £215,000



## 11 The Spinney

Newton Aycliffe, Newton Aycliffe

Nestled within a peaceful cul-de-sac, this charming 2-bedroom detached bungalow offers a perfect blend of comfort and convenience. As you step inside, you are welcomed into a bright and spacious living area that is flooded with natural light, creating a warm and inviting ambience that leads to the dining area creating a perfect space for entertaining guests. The property features a functional layout that includes a kitchen open plan to the rear conservatory looking out onto the gardens. The two bedrooms are located to the left hand side of the property with a shower room at the rear.

Additionally, residents will appreciate the detached garage that offers ample storage space for vehicles and outdoor equipment. Externally the home offers gardens laid to lawn at the front of the property, off street parking for several vehicles at the side and a large rear garden with multiple seating areas to the rear.

Don't miss out on the opportunity to make this delightful bungalow your own and indulge in the tranquillity and comfort it has to offer.

Council Tax band: C

Tenure: Freehold

- Two Bed Detached Bungalow
- Conservatory
- Detached Garage
- Shower Room
- Large Garden
- Energy Rating: D



**Hall**

9' 10" x 5' 2" (3.00m x 1.57m)

**Living Room**

16' 2" x 11' 1" (4.93m x 3.38m)

**Dining Room**

8' 6" x 9' 1" (2.59m x 2.77m)

**Kitchen**

7' 2" x 9' 2" (2.18m x 2.79m)

**Conservatory**

9' 8" x 10' 7" (2.95m x 3.23m)

**Bathroom**

5' 3" x 7' 11" (1.60m x 2.41m)

**Bedroom 1**

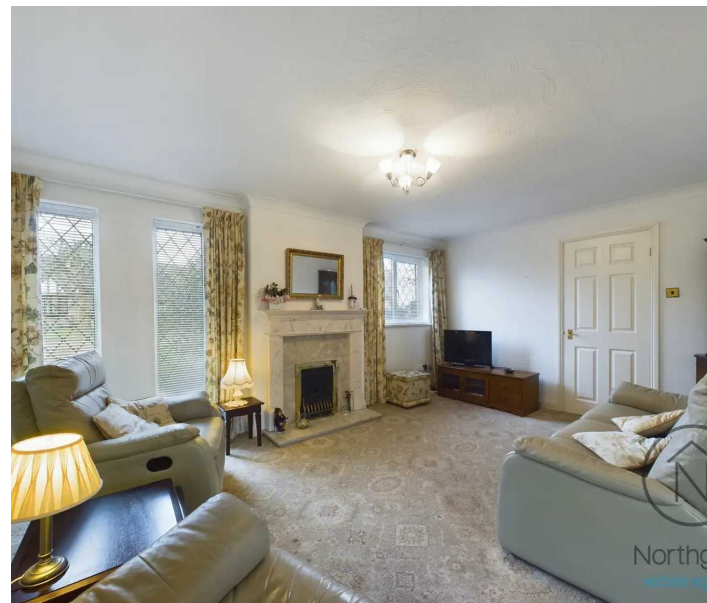
10' 11" x 11' 1" (3.33m x 3.38m)

**Bedroom 2**

11' 0" x 9' 1" (3.35m x 2.77m)

**Garage**

17' 1" x 8' 1" (5.21m x 2.46m)





**GARDEN**

front + rear garden

**GARAGE**

Single Garage

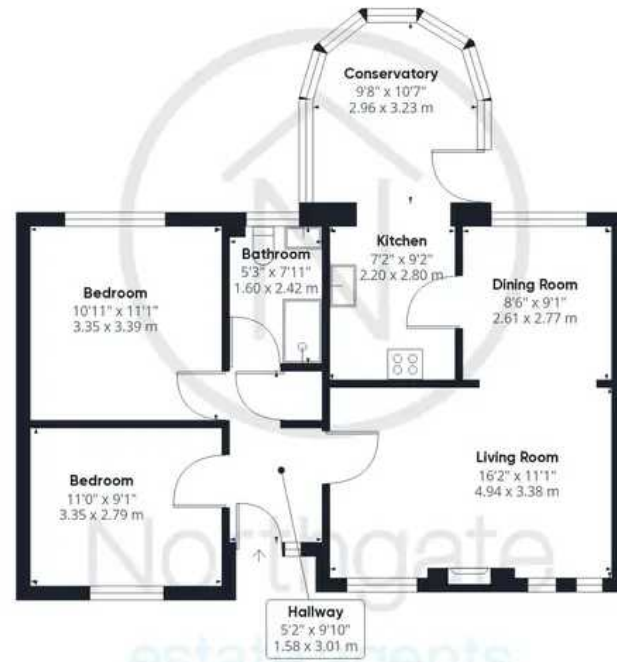
**DRIVEWAY**

3 Parking Spaces









Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

892.94 ft<sup>2</sup>

82.96 m<sup>2</sup>

(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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