



The Grange, Newton Aycliffe

Newton Aycliffe



In Excess of £350,000



The Grange

Newton Aycliffe, Newton Aycliffe

This well maintained 5-bedroom detached family home is located in the sought-after Woodham area of Newton Aycliffe, offering a perfect blend of comfort, style, and convenience for discerning buyers.

Upon entering this impressive property, you are greeted by a spacious entrance hall leading to the heart of the home. The L-shaped lounge provides a welcoming space to relax and entertain, while the Large Amdega conservatory floods the room with natural light, creating a seamless connection to the outdoors.

The breakfast kitchen, featuring a range of base and eye-level units, integrated appliances, granite worktops and underfloor heating. A utility room and ground floor WC add to the practicality of the living space.

The first floor boasts a generous master bedroom complete with a dressing area and ensuite bathroom with underfloor heating. Additionally, four well-proportioned bedrooms with built-in wardrobes and storage offer ample accommodation for a growing family or visiting guests. The fifth bedroom, currently utilised as a study, provides flexibility for those requiring a home office or hobby space.

Completing the upper level is the family bathroom, comprising a shower over a bath, vanity wash handbasin, WC and underfloor heating.



Externally, this property does not disappoint, with a large corner garden hosting a variety of shrubs, plants, and trees, creating a tranquil oasis for outdoor enjoyment. Multiple patio areas provide the perfect setting for alfresco dining and entertaining, while a well-maintained lawn offers a space for recreation and relaxation.

Convenience is key, with a double block-paved driveway and double garage ensuring ample off-road parking for multiple vehicles.

Don't miss your chance to make this house your home, contact us today to arrange a viewing.

Council Tax band: E

Energy Efficiency Rating: TBC

Tenure: Freehold

Ground Floor

Hallway

Living Room

17'9" x 11'2" (5.42m x 3.42m) / 11'2" x 10'3" (3.41m x 3.14m)

Conservatory

10'0" x 19'9" (3.05m x 6.03m)

Breakfast Kitchen

15'6" x 16'5" (4.72m x 5.02m)

Utility Room

7'1" x 7'2" (2.15m x 2.19m)





First Floor Landing

Bedroom One:

19'5" x 12'0" (5.91m x 3.68m)

Dressing Area

7'4" x 6'2" (2.24m x 1.89m)

Ensuite

4'6" x 9'0" (1.37m x 2.74m)

Bedroom Two

9'1" x 13'4" (2.78m x 4.06m)

Bedroom Three

8'4" x 14'8" (2.49m x 4.48m)

Bedroom Four

9'1" x 11'3" (2.78m x 3.43m)

Study / Bedroom 5

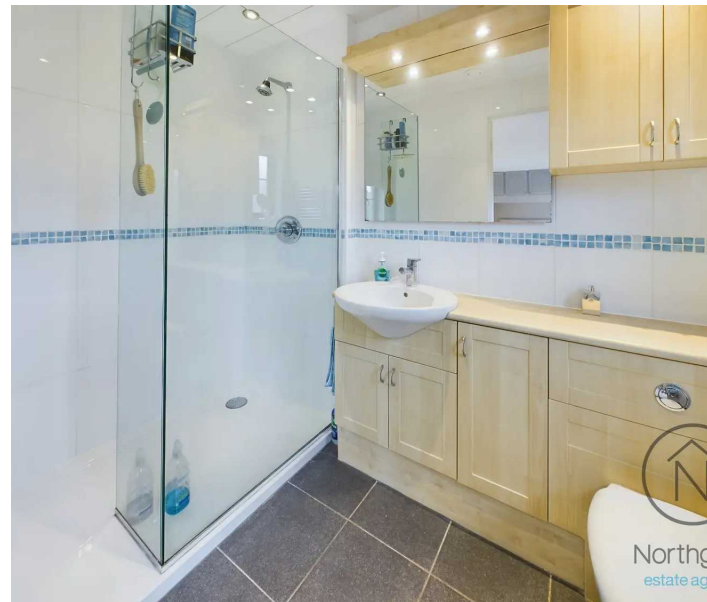
11'11" x 5'10" (3.64m x 1.79m)

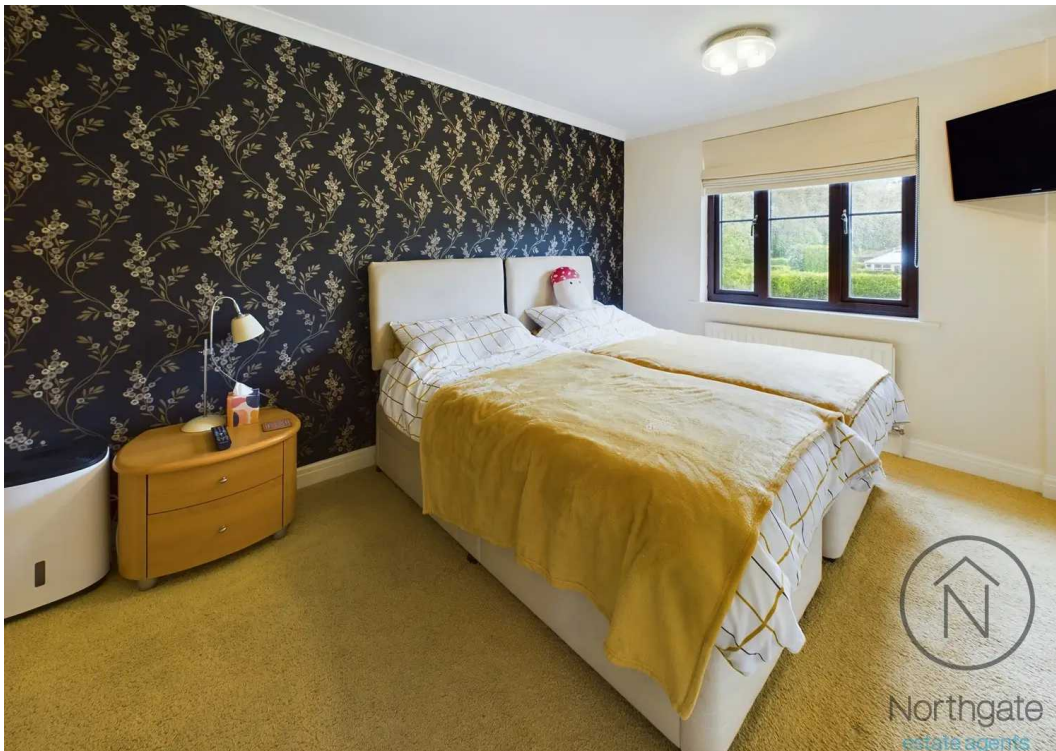
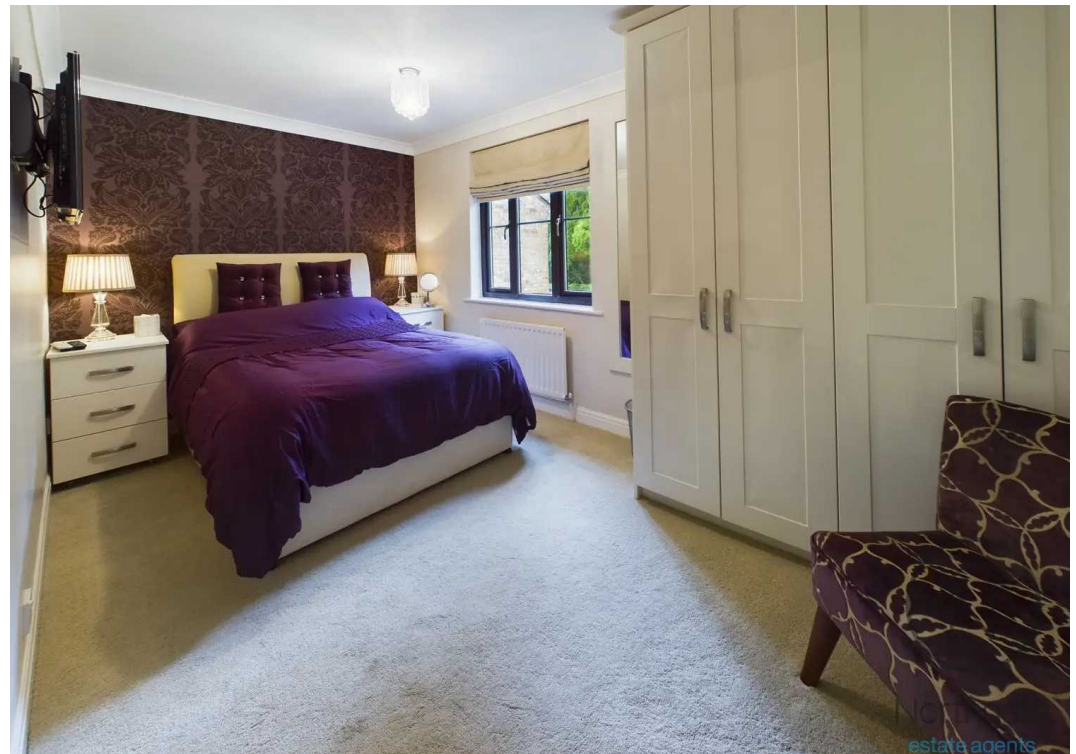
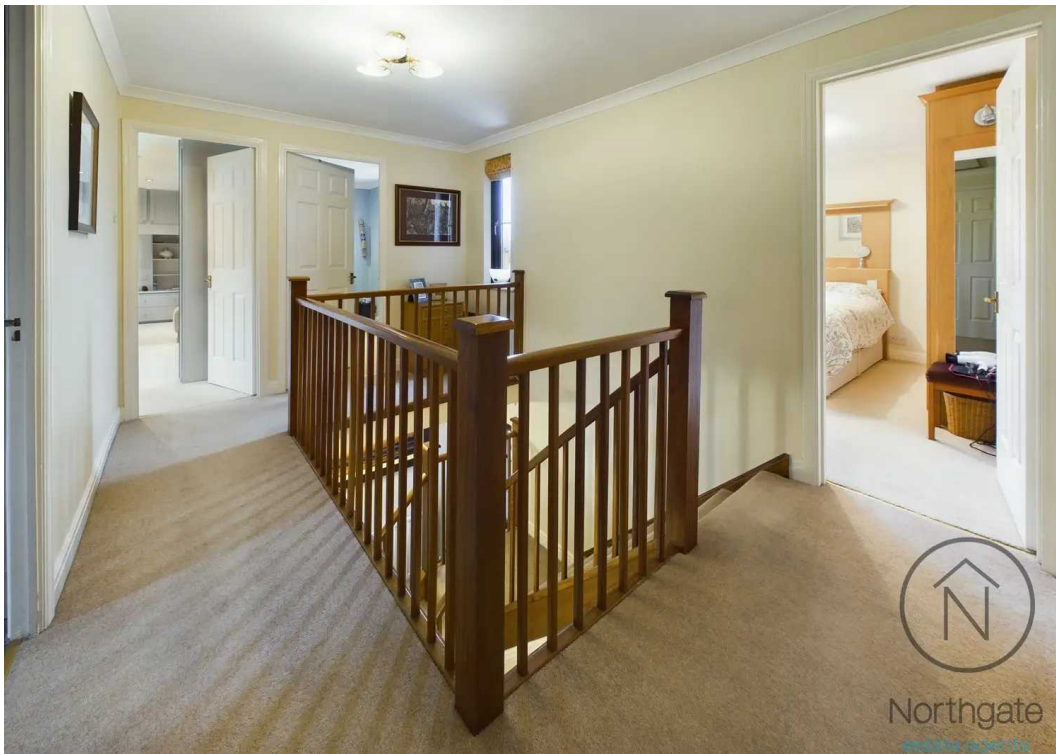
Garage 1

9'10" x 18'5" (3.00m x 5.64m)

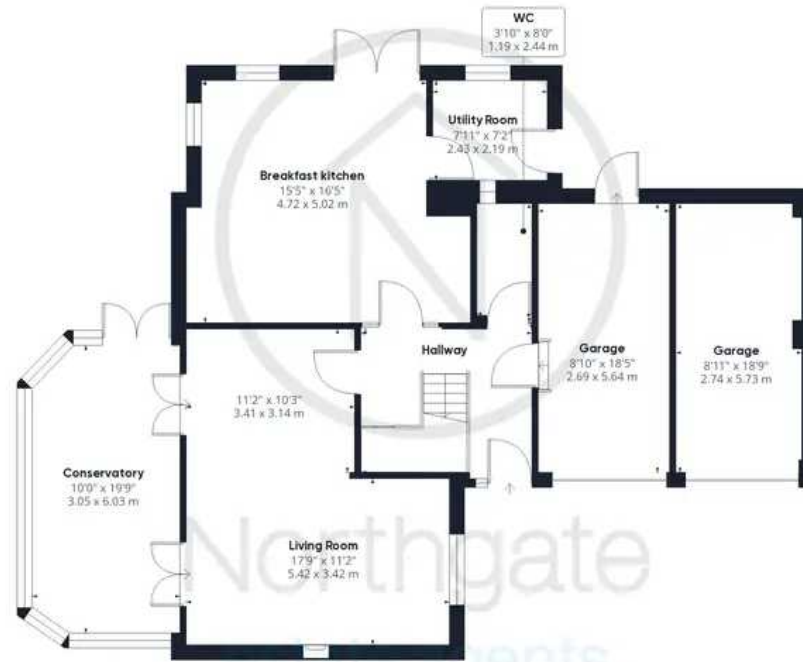
Garage 2

9'1" x 18'9" (2.74m x 5.73m)









Ground Floor

Approximate total area⁽¹⁾

2261.8 ft²

210.13 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.

GIRAFFE360



Northgate - County Durham

Northgate Estate Agents, Suite 3 - DL5 4DH

01325 728333 • info@northgates.net • www.northgates.co.uk/



These particulars do not constitute, nor constitute part of, an offer or contract. No warranties are provided. Verify details through inspection. Northgate estate agents, nor any person in their employment has any authority to make or give any representation or warranty whatever in the relation to this property. All measurements are approximate.