



Spooer Close, Newton Aycliffe

Newton Aycliffe



In Excess of £250,000





## 1 Spooner Close

Newton Aycliffe, Newton Aycliffe

### **FOUR BEDROOM DETACHED HOUSE WITH EXTENDED GARAGE, CLOSE TO SHOPS & AMENITIES**

A modern, extended four-bedroom detached family home with a large garage, situated in the sought-after Cobblers Hall/Bluebell area of Newton Aycliffe. Conveniently located close to local shops and amenities, the property offers gas central heating, double glazing, solar panels, power showers in both en-suites, and a solar-heated hot water system with a gas booster if needed.

The entrance hallway leads to a Spacious breakfast kitchen featuring oak worktops and sleek white gloss base and eye-level units, equipped with an induction hob, electric oven, an American-style fridge freezer and utility room. The dining room is open plan to the lounge, which has patio doors opening to the rear garden. On the ground floor, there is also a W.C.

The master bedroom features a walk-in wardrobe and an en-suite shower room. Bedroom two also has an en-suite shower room. There is a further double bedrooms and one single bedroom, along with a family bathroom.

**Externally** The open-plan front garden includes a lawn area, a electric car charging point, The double-width driveway leads to a larger than average garage with electric remote-controlled roller door. The enclosed rear garden features a patio, a large storage shed/playroom (approximately 16ft x 10ft), and a lawn.

The property has two solar panel systems. The system for the main house is included in the sale. There is an additional system on the garage that comes with lithium batteries and can be purchased separately.

For further information or to arrange a viewing, please call Claire Hutchinson - 01325 728332





**Entrance Hallway**

15'7" x 5'6" (4.75m x 1.68m)

**Dining Room**

12'0" x 11'6" (3.7m x 3.5m)

**Living Room**

20'11" x 17'11" (6.37m x 5.45m)

**Breakfast Kitchen**

17'11" x 11'9" (5.47m x 3.59m)

**Utility Room**

6'0" x 5'8" (1.83m x 1.73m)

**WC**

7'6" x 2'11" (2.28m x 0.89m)

**Bedroom One**

11'8" x 10'5" (3.55m x 3.18m)

**Walk in Wardrobe**

7'0" x 5'8" (2.09m x 1.73m)

**En-Suite**

8'8" x 5'5" (2.64m x 1.65m)

**Bedroom Two**

8'8" x 11'8" (2.65m x 3.55m)

**En-Suite**

8'8" x 4'8" (2.64m x 1.42m)

**Bedroom Three**

8'8" x 11'8" (2.65m x 3.55m)

**Bedroom Four**

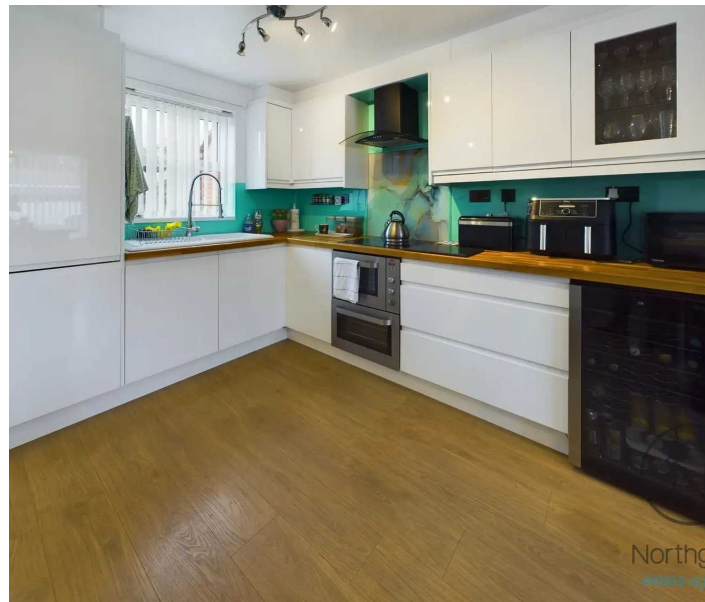
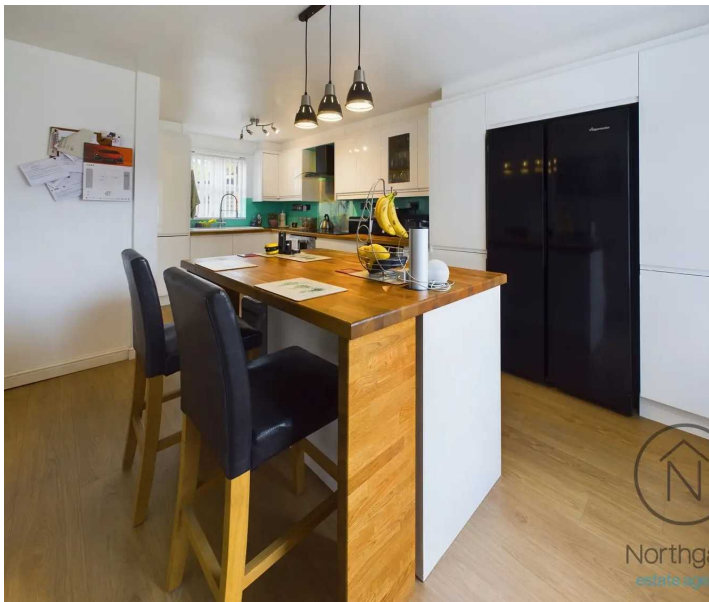
7'0" x 10'8" (2.13m x 3.26m)

**Bathroom**

7'0" x 7'5" (2.13m x 2.27m)

**Garage**

17'8" x 17'1" (5.38m x 5.20m)







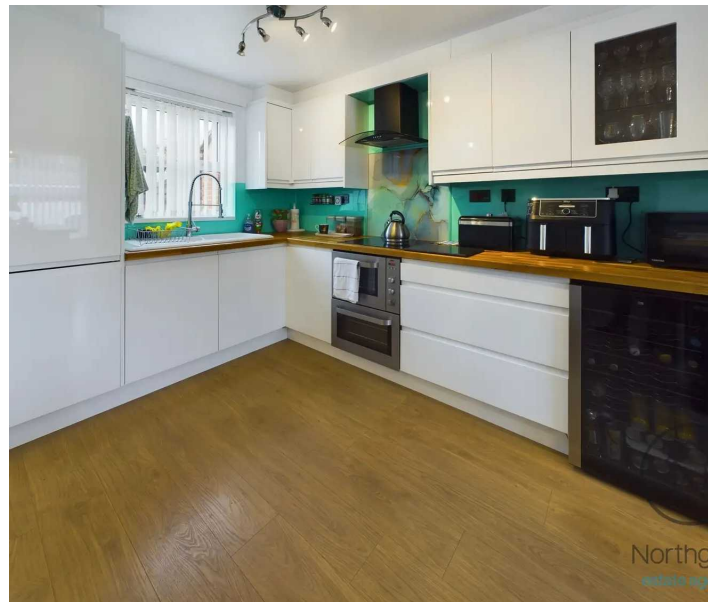
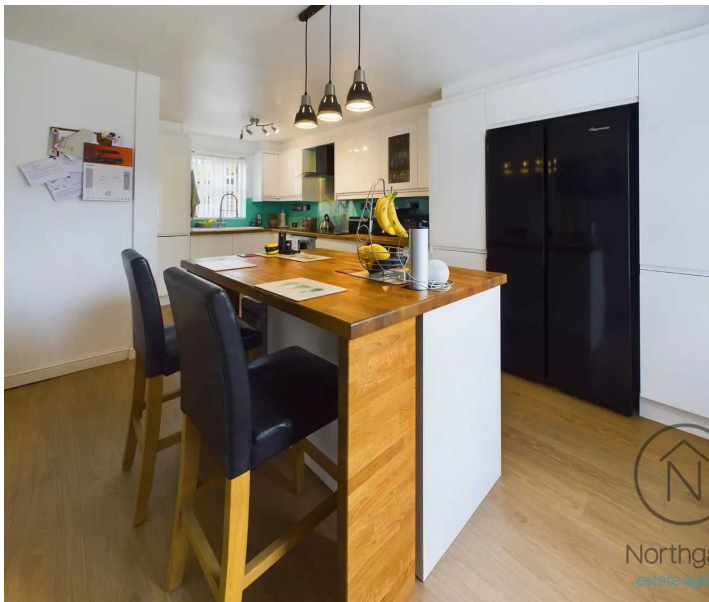
**GARDEN**

**GARAGE**

Single Garage

**DRIVEWAY**

2 Parking Spaces













Northgate  
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Ground Floor



Floor 1

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

1516.71 ft<sup>2</sup>

140.91 m<sup>2</sup>

Reduced headroom

25.34 ft<sup>2</sup>

2.35 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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](mailto:info@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)



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