



Harebell Meadows, Newton Aycliffe

Newton Aycliffe



In Excess of £170,000



35 Harebell Meadows

Newton Aycliffe, Newton Aycliffe

Nestled in the sought-after Woodham area of Newton Aycliffe, this charming three-bedroom detached family home. Upon entering the property, you are greeted by an inviting entrance porch leading to the spacious and bright living room, seamlessly flowing into the open-plan dining room. The well-equipped kitchen boasts modern built-in appliances. Ground floor W.C.

First floor landing leading to the Three good sized bedrooms and family bathroom with a wash hand basin, a bath, and a separate shower enclosure.

This impressive property is further enhanced by the low-maintenance gardens to the front and rear, providing the perfect outdoor space for relaxation and entertainment.

The front garden welcomes you with lawn and maintained landscaping, creating a welcoming first impression. To the rear, a private garden with Astroturf lawn gravel, decking and patio. The convenience of a driveway accommodating two vehicles ensures ample parking. Additionally, a single integral garage measuring 15'7" x 8'8" (4.77 x 2.65 m) offers extra parking / storage space or the potential for a workshop. With its well-designed layout and attractive outdoor areas, this property presents a fantastic opportunity for families seeking a comfortable and convenient living in a desirable location.



Living Room:

13'0" x 10'8" (3.98 x 3.27 m)

Dining Room:

9'6" x 9'2" (2.91 x 2.82 m)

Kitchen:

9'5" x 10'0" (2.88 x 3.07 m)

WC:

5'4" x 2'6" (1.65 x 0.78 m)

First Floor:

Bedroom One:

10'4" x 13'4" (3.16 x 4.06 m)

Bedroom Two:

10'2" x 9'5" (3.12 x 2.89 m)

Bedroom Three:

7'2" x 10'2" (2.19 x 3.10 m)

Bathroom:

9'5" x 6'3" (2.90 x 1.92 m)





GARDEN

Gardens to front & rear.

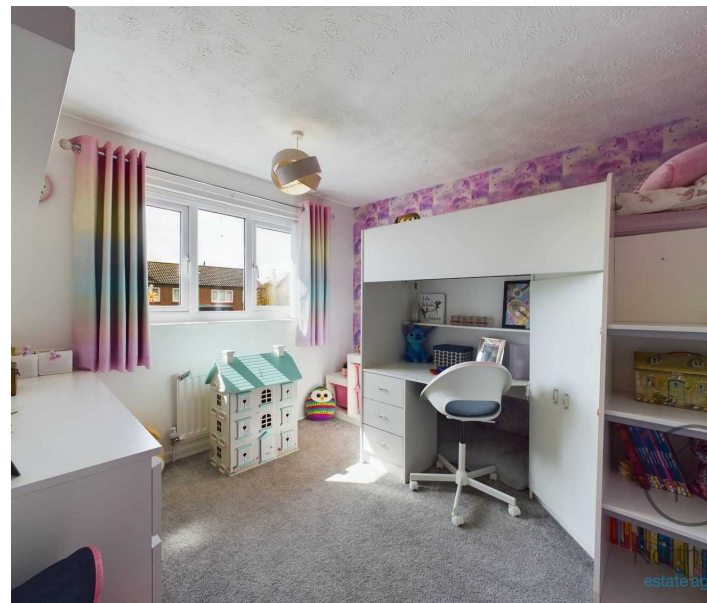
Driveway

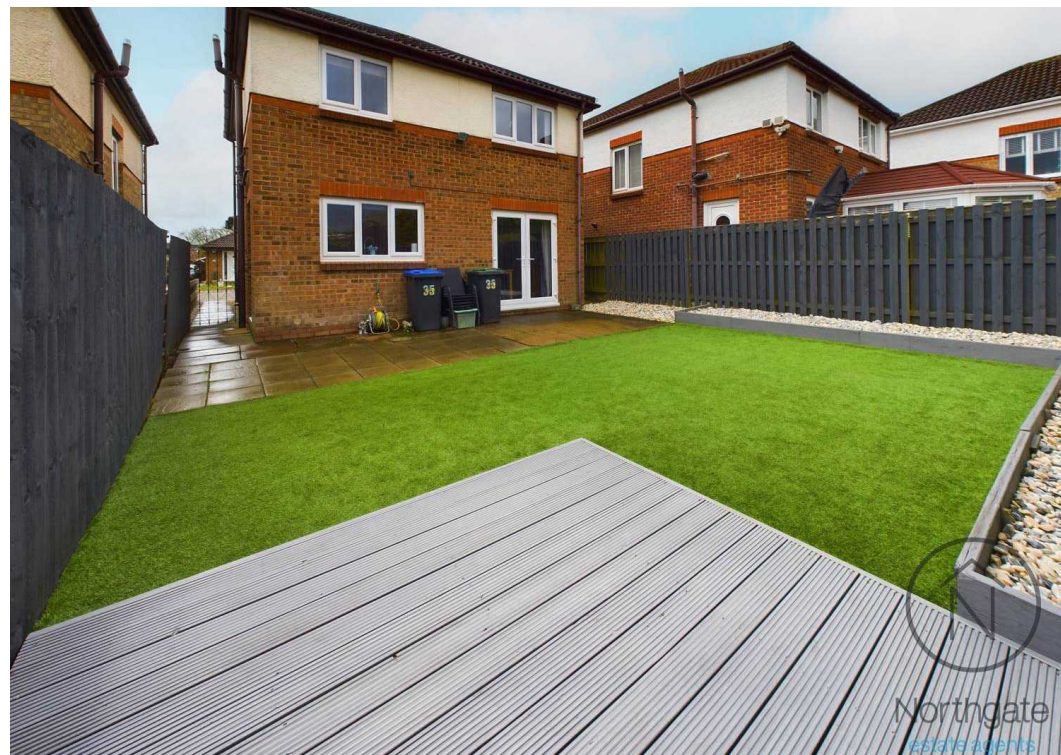
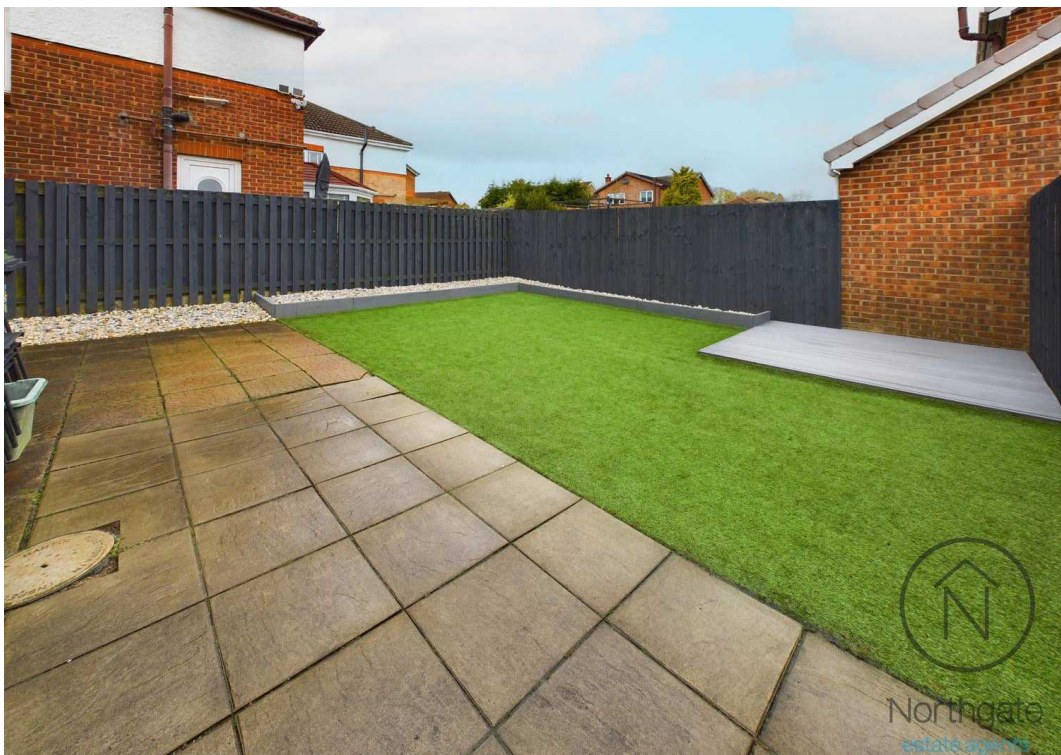
Garage

Council Tax band: C

Tenure: Freehold

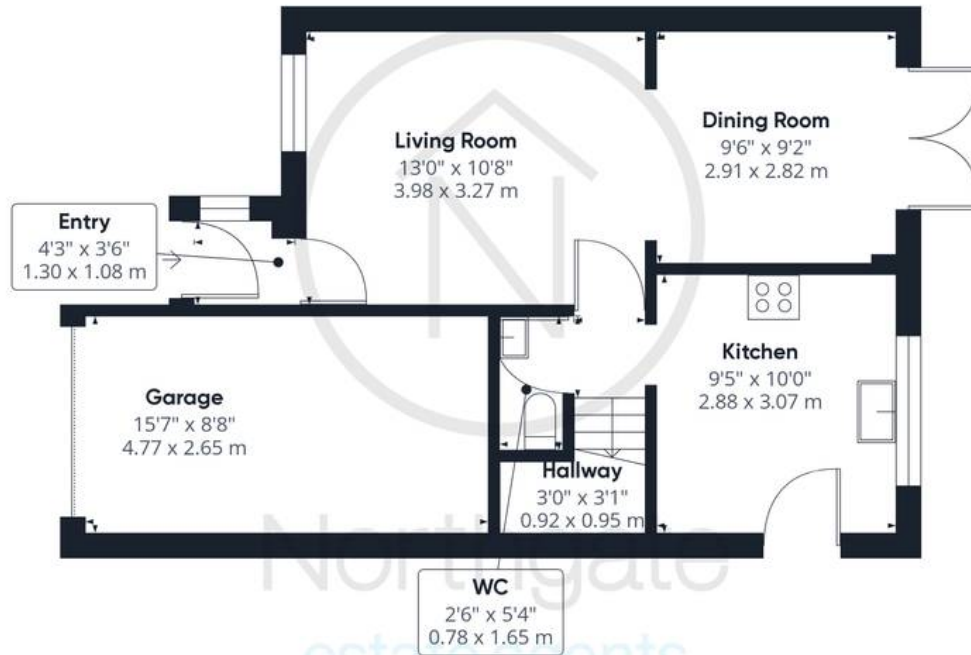
- Three Bedroom Detached Family Home
- Entrance Porch, Living Room Open Plan To Dining Room
- Family Bathroom with wash hand basin, a bath, and separate shower enclosure.
- Driveway, Low Maintenance Gardens Front & Rear.
- Kitchen With Built In Appliances, Ground Floor W.C.
- Energy efficiency rate: C







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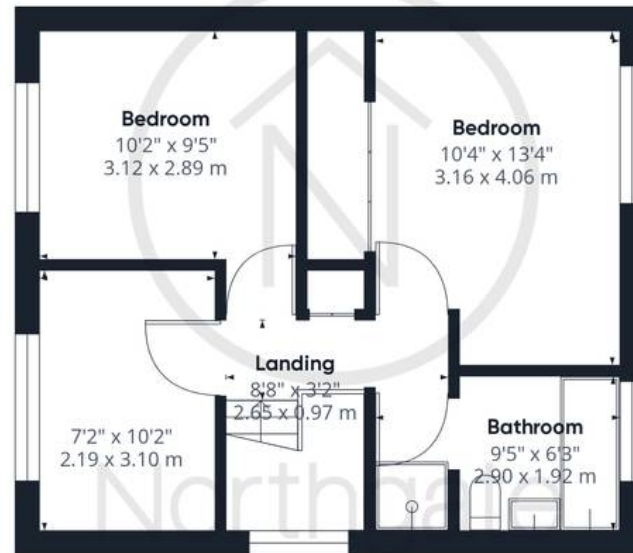


Ground Floor

Approximate total area⁽¹⁾

950.15 ft²

88.27 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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