



26 Eade Close, Newton Aycliffe

Newton Aycliffe



In Excess of £210,000



## 26 Eade Close

Newton Aycliffe, Newton Aycliffe

### **Charming 4-Bedroom Detached Home in the Heart of Newton Aycliffe**

Located in the desirable Eade Close, within the sought-after Bluebell/Cobblers Hall area, this spacious four-bedroom detached property presents an exciting opportunity for those looking to add their personal touch. While in need of modernisation, it offers immense potential for families or investors alike.

The property is ideally situated within close proximity to schools, local shops, and convenient public transport routes, ensuring both comfort and accessibility.

Upon entering, you are welcomed by an entrance hall leading to The generous living room provides a comfortable space for family gatherings, while the separate dining room is perfect for entertaining guests. The kitchen, which comes with an adjoining utility room, and a ground-floor WC.

First floor landing leading to; the master bedroom boasts an en-suite shower room. Three further well-proportioned bedrooms provide ample space for family or guests, complemented by a family bathroom that offers the opportunity for modern upgrades.

Externally, the enclosed garden is an ideal space for outdoor activities or relaxation. The property also includes an integral garage, providing additional storage or secure parking.

This home is full of potential, offering you the chance to create your dream living space in a fantastic community setting. Don't miss this exciting opportunity—schedule a viewing today to explore the possibilities this property has to offer!



#### Hallway

6'2 x 4'0 (1.88 x 1.22m)

#### Lounge

16'4 x 12'7 (5.00 x 3.85)

#### Dining Room

11'10 x 9'0 (3.61 x 2.76m)

#### Kitchen

11'10 x 9'1 (3.61 x 2.78m)

#### Utility Room

6'0 x 5'3 (1.84 x 1.62m)

#### WC

5'7 x 2'7 (1.71 x 0.80m)

#### Landing

4'1 x 9'9 (1.25 x 2.97)

#### Bedroom 1

10'2 x 12'7 (3.12 x 3.84m)

#### En-suite

6'5 x 4'9 (1.96 x 1.47)

#### Bedroom 2

9'6 x 9'0 (2.91 x 2'75m)

#### Bedroom 3

11'3 x 8'11 (3.44 x 2.47m)

#### Bedroom 4

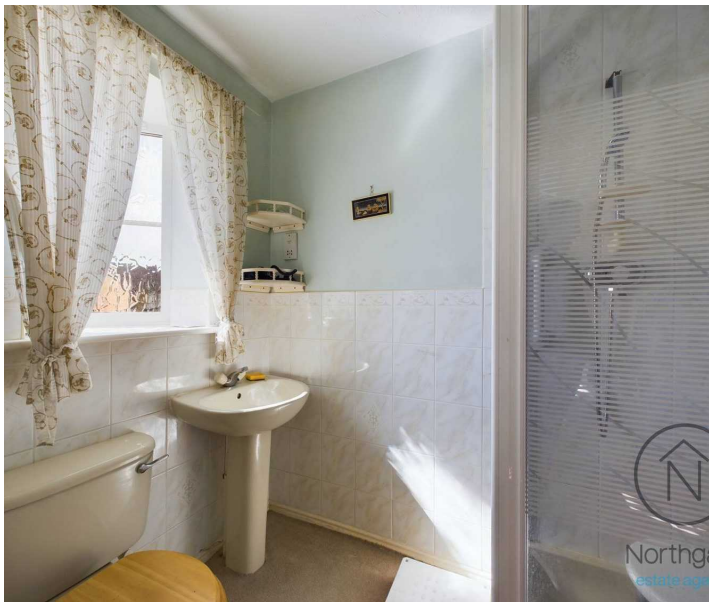
10'5 x 7'10 (3.18 x 2.41m)

#### Bathroom

8'0 x 6'6 (2.45 x 1.98m)

#### Garage

16'10 x 7'7 (5.15 x 2.34m)





**FRONT GARDEN**

**REAR GARDEN**

**GARAGE**

Double Garage

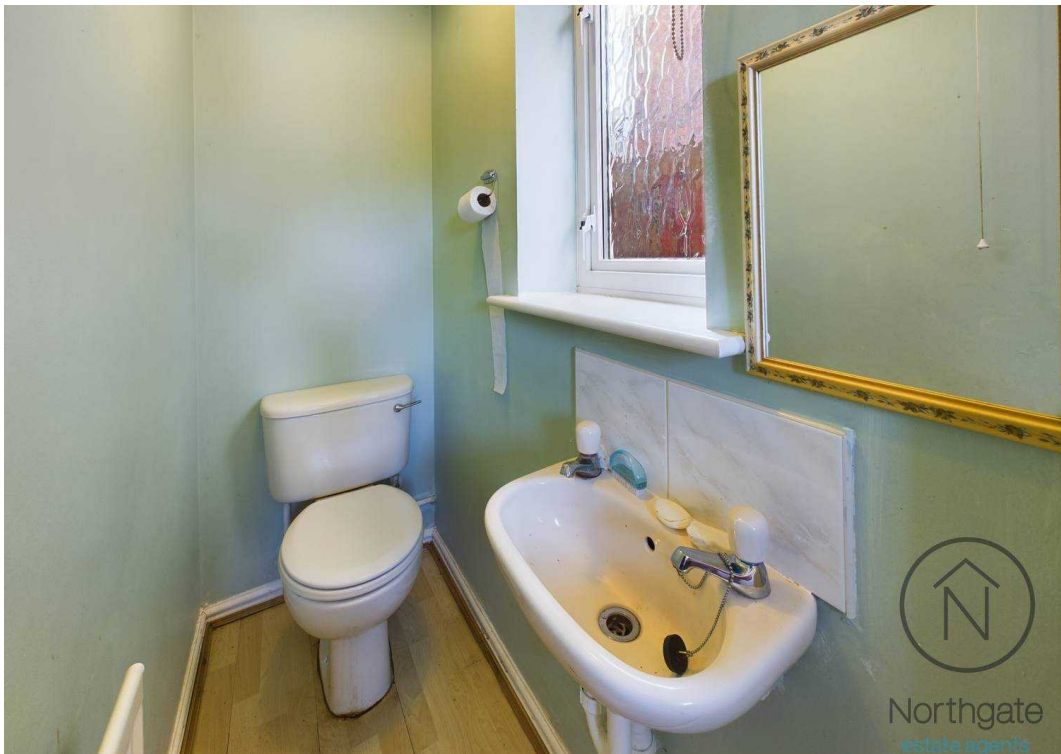
**GARAGE**

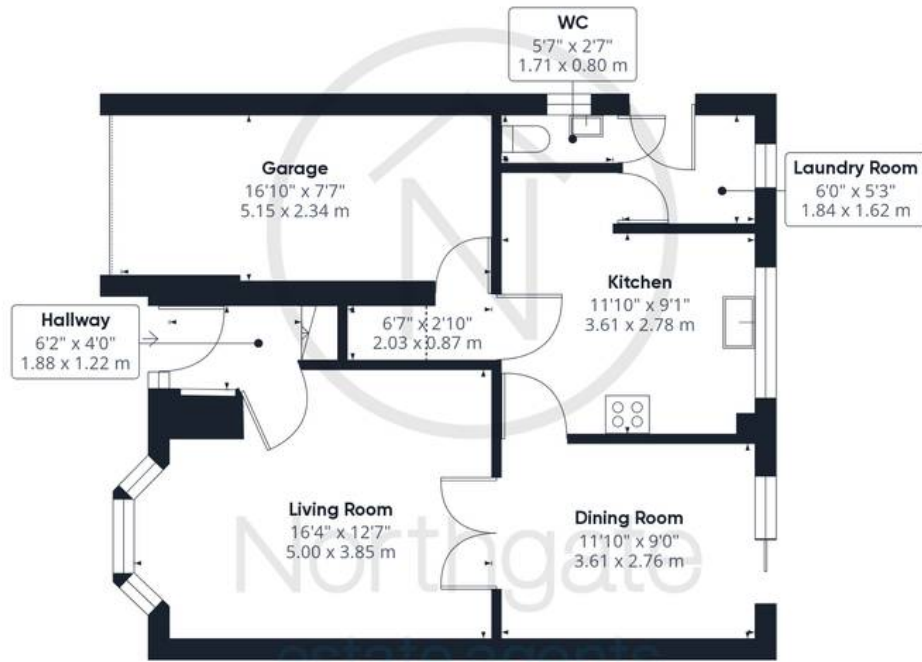
Single Garage

**OFF STREET**

2 Parking Spaces







Ground Floor



Floor 1

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

1204.7 ft<sup>2</sup>  
111.92 m<sup>2</sup>

**Reduced headroom**

9.47 ft<sup>2</sup>  
0.88 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



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