



Eden Grove, Middridge  
Newton Aycliffe



Offers in Region of £315,000





## 15 Eden Grove

Middridge, Newton Aycliffe

Nestled within an enviable village location, this stunning 4-bedroom detached home offers a lifestyle of comfort, charm, and modern convenience. As you arrive at this impressive property, you are greeted by its commanding presence on an expansive corner plot, exuding elegance and desirability.

Upon entering, the spacious layout unfolds before you, starting with the modern fitted kitchen a range of integrated appliances that cater to the needs of a modern family. The kitchen seamlessly flows into the generous entrance hall to lounge and dining room, providing ample space for both relaxation and entertainment. Large windows flood the rooms with natural light, creating a bright and inviting ambience.

Accommodations are plentiful with four generously sized bedrooms, each offering a peaceful retreat at the end of the day. The master bedroom features an ensuite shower room, perfect for relaxation and rejuvenation. A well-appointed modern family bathroom with separate shower cubicle serves the remaining bedrooms, ensuring convenience for all occupants.

Externally, this property continues to impress with its double garage with electric doors, block-paved drive, providing ample parking space for multiple vehicles. The meticulously landscaped surroundings enhance the property's appeal, offering a serene backdrop for outdoor enjoyment. A thoughtfully designed low-maintenance rear garden, featuring elegant paving, lush shrubs, and a tranquil pond, creates a clean, organized, and serene outdoor retreat. This harmonious blend of hardscaping and greenery offers an inviting space that is both visually





#### Entrance Hall

7'6" × 6'1" (2.31 × 1.88 m)

#### Wc

3'4" × 6'2" (1.03 × 1.88 m)

#### Kitchen

16'4" × 11'8" (4.99 × 3.57 m)

#### Lounge

11'3" × 16'9" (3.45 × 5.12 m)

#### Dining Room

16'4" × 7'11" (4.99 × 2.43 m)

#### Landing

12'10" × 2'8" (3.92 × 0.82 m) 2'8" × 8'2" (0.83 × 2.50 m)

#### Bathroom

7'6" × 10'1" (2.31 × 3.04 m)

#### Bedroom 1

10'7" × 10'10" (3.24 × 3.30 m)

#### En-suite

6'5" × 7'9" (1.96 × 2.37 m)

#### Bedroom 2

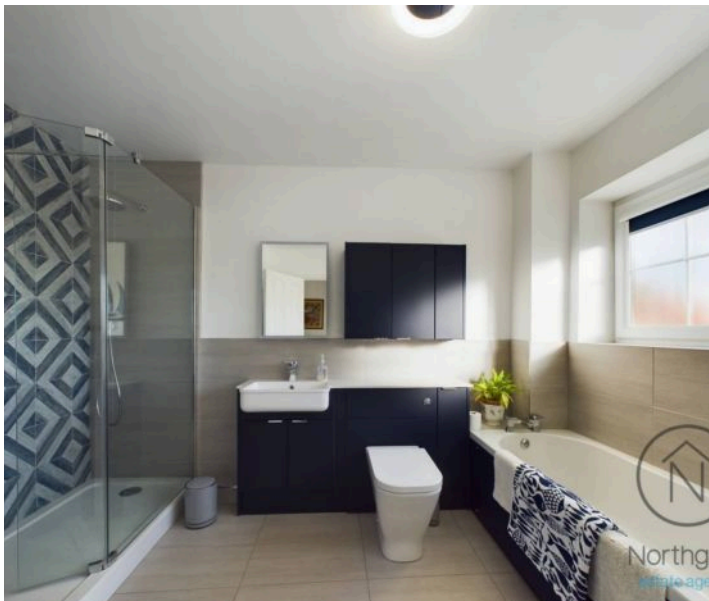
10'6" × 12'1" (3.22 × 3.69 m)

#### Bedroom 3

9'4" × 9'3" (2.87 × 2.82 m)

#### Bedroom 4

7'6" × 12'0" (2.30 × 3.68 m)







**FRONT GARDEN**

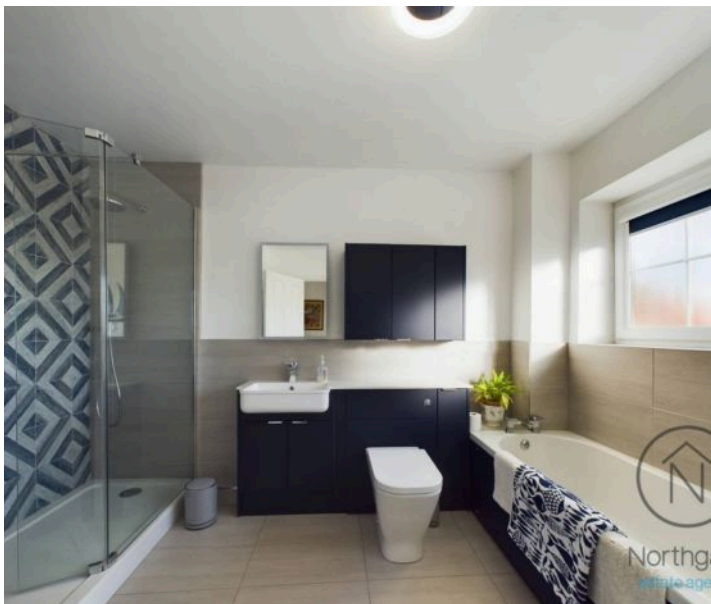
**REAR GARDEN**

**GARAGE**

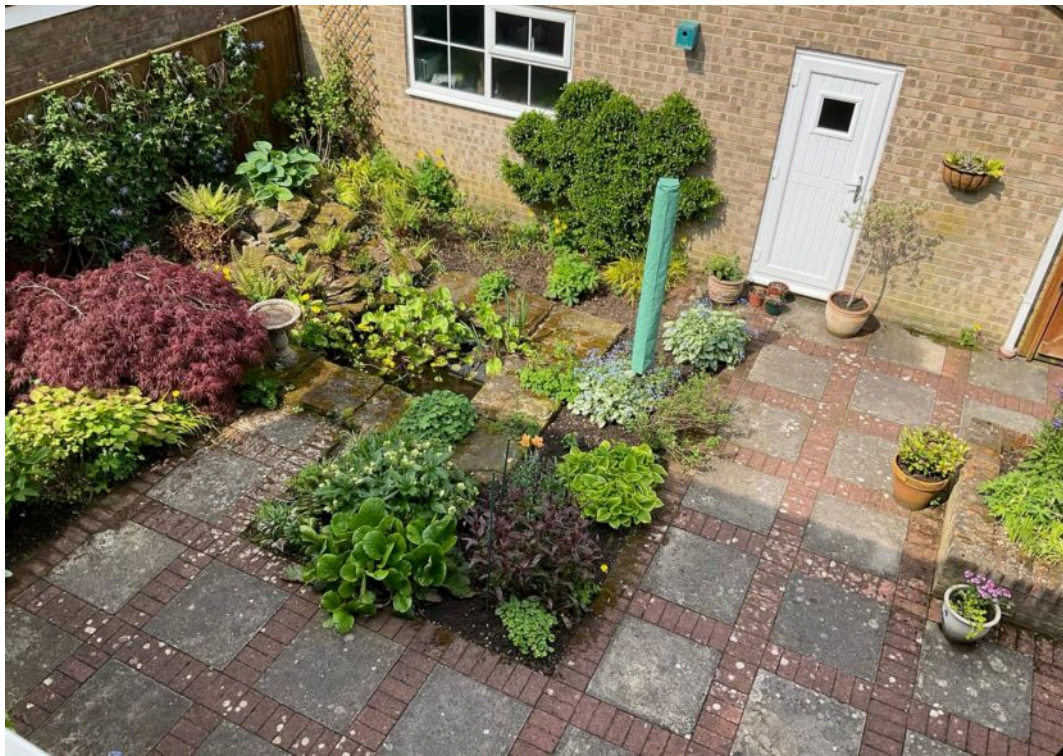
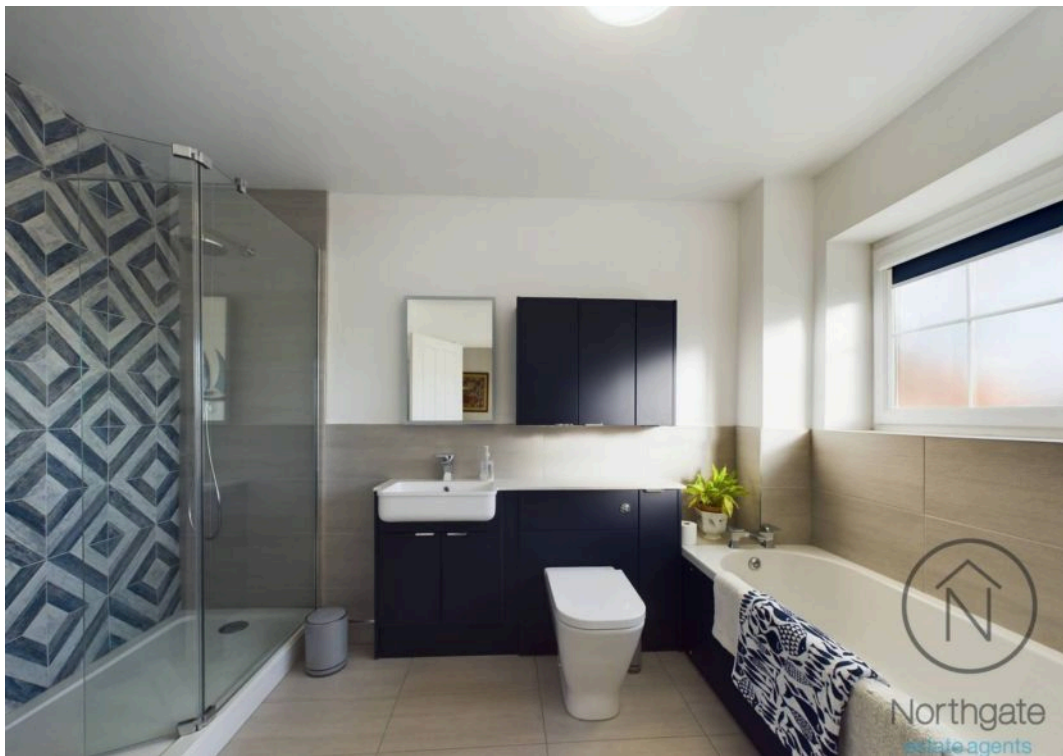
Double Garage

**OFF STREET**

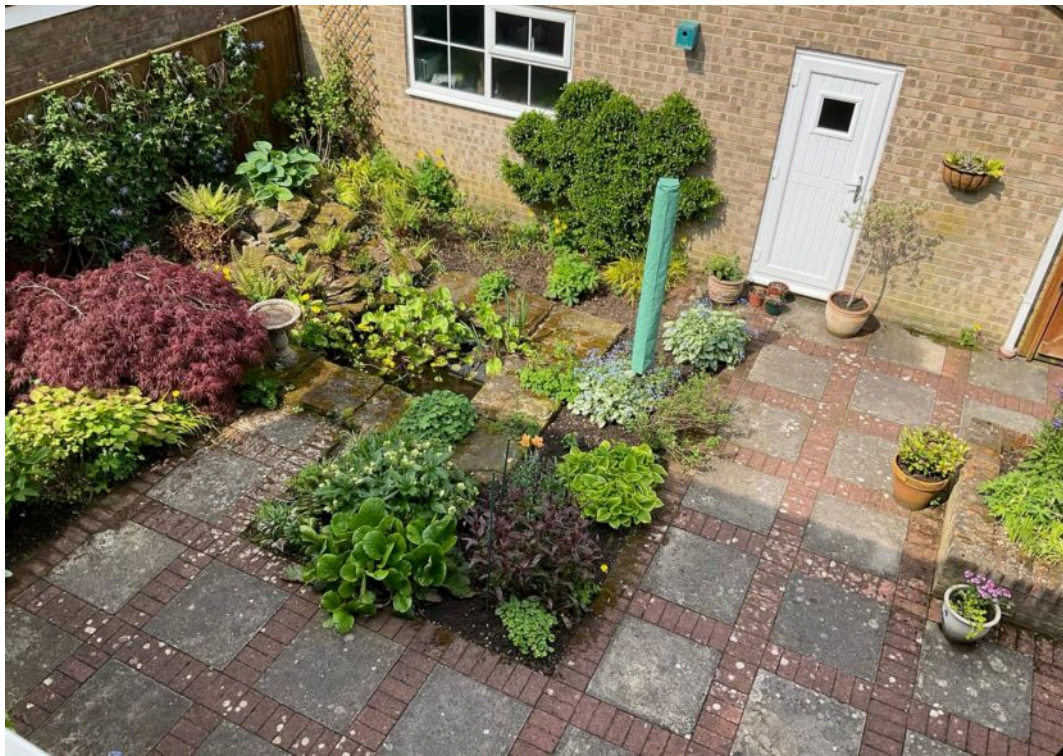
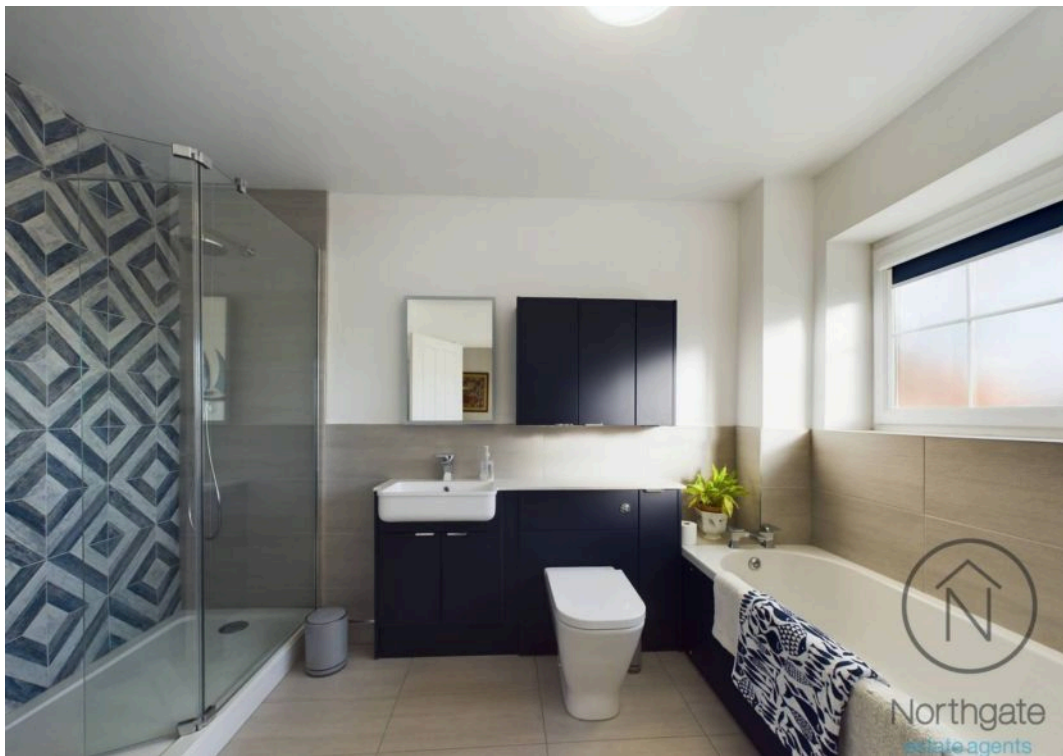
2 Parking Spaces



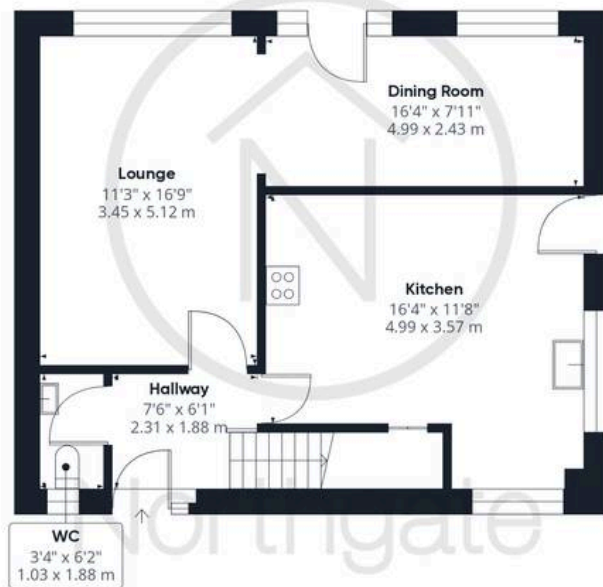




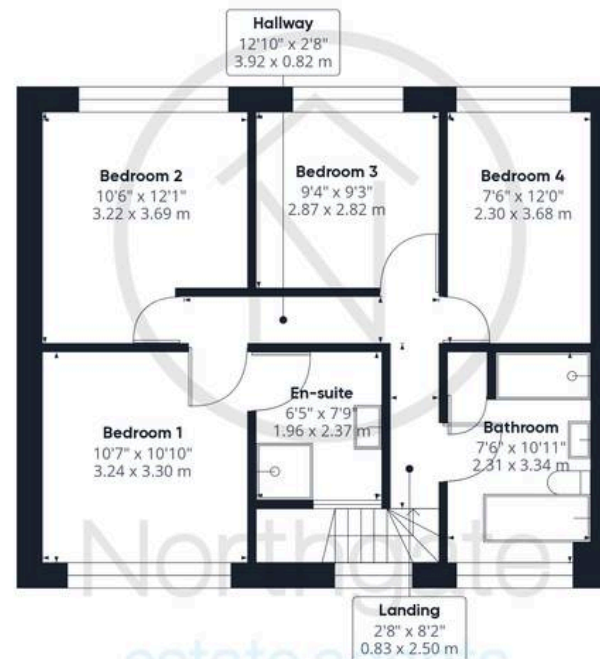








**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2



Northgate  
estate agents

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

1654.3 ft<sup>2</sup>

153.69 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.

Calculations are based on RICS IPMS 3C standard.

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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