



The Green, Aycliffe

Newton Aycliffe



Offers Invited Between £290,000 And £300,000



31 The Green

Aycliffe, Newton Aycliffe

Offers Invited between £290,000 and £300,000 - Nestled in the heart of the picturesque Aycliffe Village, this charming 3-bedroom cottage offers an exceptional combination of modern living and traditional charm. Overlooking the village green, the sought-after location provides a tranquil backdrop for a peaceful and fulfilling lifestyle.

The property boasts three generously proportioned bedrooms, perfect for families or professionals seeking extra space. A contemporary, well-appointed bathroom complements the stylish interior. The spacious lounge, filled with natural light, and the sleek, modern fitted kitchen/diner with ample storage and workspace, create an ideal setting for relaxation and entertaining.

The outdoor space is a true highlight, featuring a private garden that invites al fresco dining or quiet moments in the fresh air. Double-gated access leads to secure, off-street parking, ensuring convenience and peace of mind. This delightful cottage perfectly balances the charm of village life with modern amenities and easy access to nearby transport links and local conveniences. The current owner previously had planning permission granted for a rear extension, offering potential for future expansion. These plans are available to view upon inspection and would be subject to building regulations and planning permission approval.

Meticulously maintained and thoughtfully designed, this property offers an opportunity to enjoy the best of both town and country living in a warm and welcoming community. Don't miss the chance to make this exceptional home your own and experience the lifestyle Aycliffe Village has to offer.



Entrance Hall

18'0" x 3'1" (5.49m x 0.95m)

Lounge

14'3" x 10'10" (4.36m x 3.31m)

Kitchen/Diner

13'10" x 14'3" (4.24m x 4.35m)

Landing

10'0" x 14'11" (3.07m x 4.55m)

Bedroom 1

15'2" x 14'4" (4.62m x 4.39m)

Bedroom 2

14'9" x 8'7" (4.52m x 2.63m)

Bedroom 3

11'4" x 8'9" (3.46m x 2.67m)

Family Bathroom

11'4" x 5'2" (3.46m x 1.58m)





REAR GARDEN

REAR GARDEN

SECURE GATED

3 Parking Spaces

Gated Off Street Parking





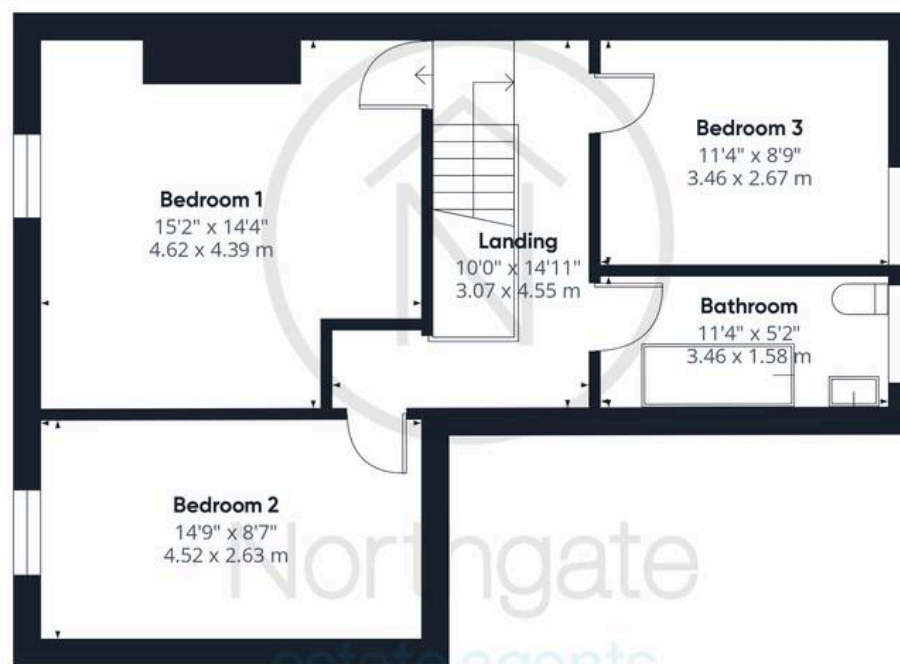




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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1141.19 ft²

106.02 m²

(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

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