



Bloomesley Close, Newton Aycliffe  
Newton Aycliffe



Offers Over £320,000





## 21 Bloomesley Close

Newton Aycliffe, Newton Aycliffe

This is a fine example of a spacious and beautifully presented four bedroom detached family home located on this choice quiet cul-de-sac. Superbly positioned on the desirable Cobblers Hall development in Woodham Village which lies within easy reach of the town centre.

The home enjoys an excellent site the generous driveway leading to a detached double garage gives excellent curb appeal, beautiful landscaped rear garden. It is a wonderfully welcoming and relaxed home with well proportioned, flexible rooms, perfect for the coming and goings of an active family life and will certainly appeal to a variety of buyers.

There is sumptuous interior design, quality fixtures and fittings throughout, the kitchen and bathroom both having been refurbished to a high standard, the master also enjoying en-suite showering facilities.

We have no hesitation in recommending a viewing both externally and internally to fully appreciate what this home has to offer.

*The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.*

*The legal pack includes:*

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing



#### Entrance Hallway

4'2" x 15'11" (1.27 x 4.85 m)

#### Dining Room

10'8" x 10'11" (3.27 x 3.33 m)

#### Lounge

21'4" x 10'11" (6.52 x 3.34 m)

#### Family Room

10'7" x 10'6" (3.24 x 3.21 m)

#### Kitchen

10' x 12'1" (3.00 x 3.70 m)

#### Utility Room

6'2" x 5'1" (1.90 x 1.55 m)

#### WC

3'7" x 5'0" (1.11 x 1.54 m)

#### Landing

2'10" x 9'9" (0.87 x 2.97 m)

#### Bedroom 1

10'2" x 11'3" (3.10 x 3.43 m) Built in Double Wardrobes

#### En-suite

7'3" x 3'0" (2.21 x 0.93 m)

#### Bedroom 2

8'8" x 11'3" (2.66 x 3.43 m) Single Built in Wardrobe

#### Bedroom 3

6'5" x 11'2" (1.97 x 3.41 m)

#### Bedroom 4

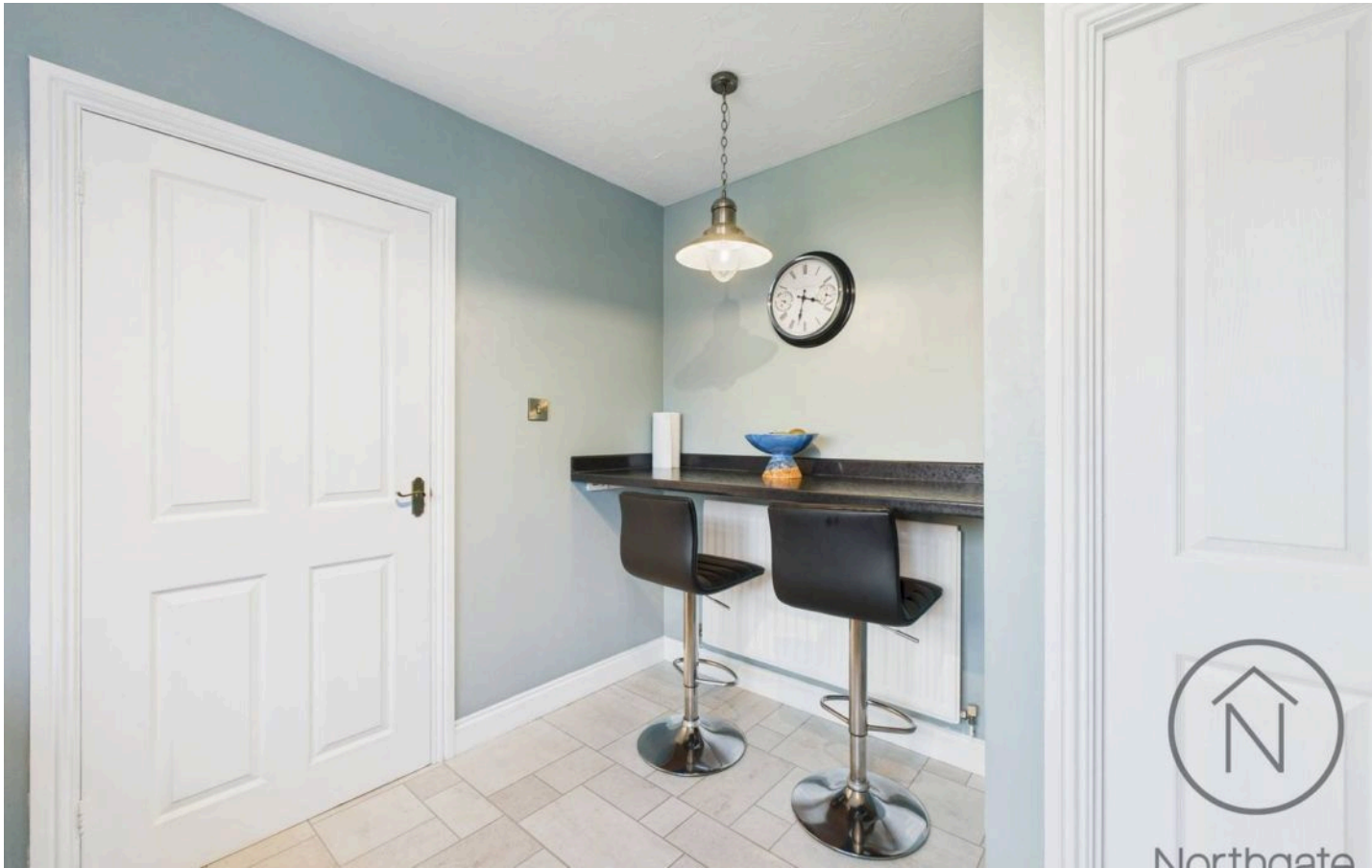
8'2" x 7'4" (2.51 x 2.24 m)

#### Family Bathroom

6'5" x 6'6" (1.95 x 1.98 m)







**FRONT GARDEN**

**REAR GARDEN**

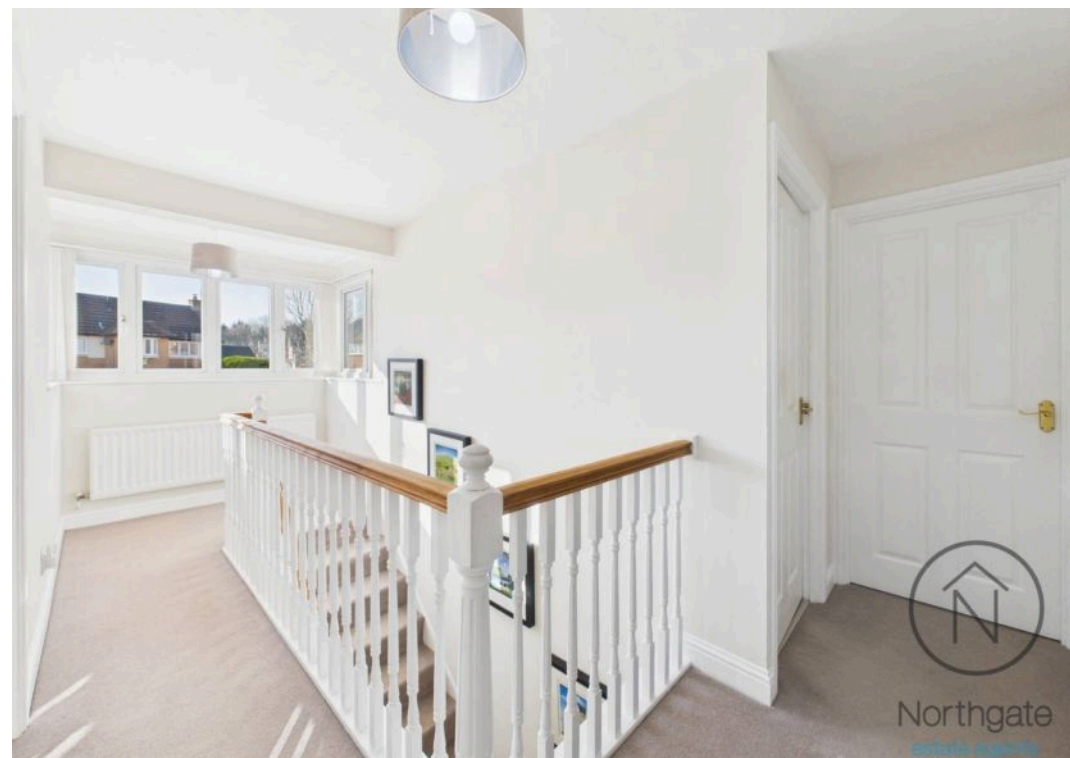
**GARAGE**

Double Garage

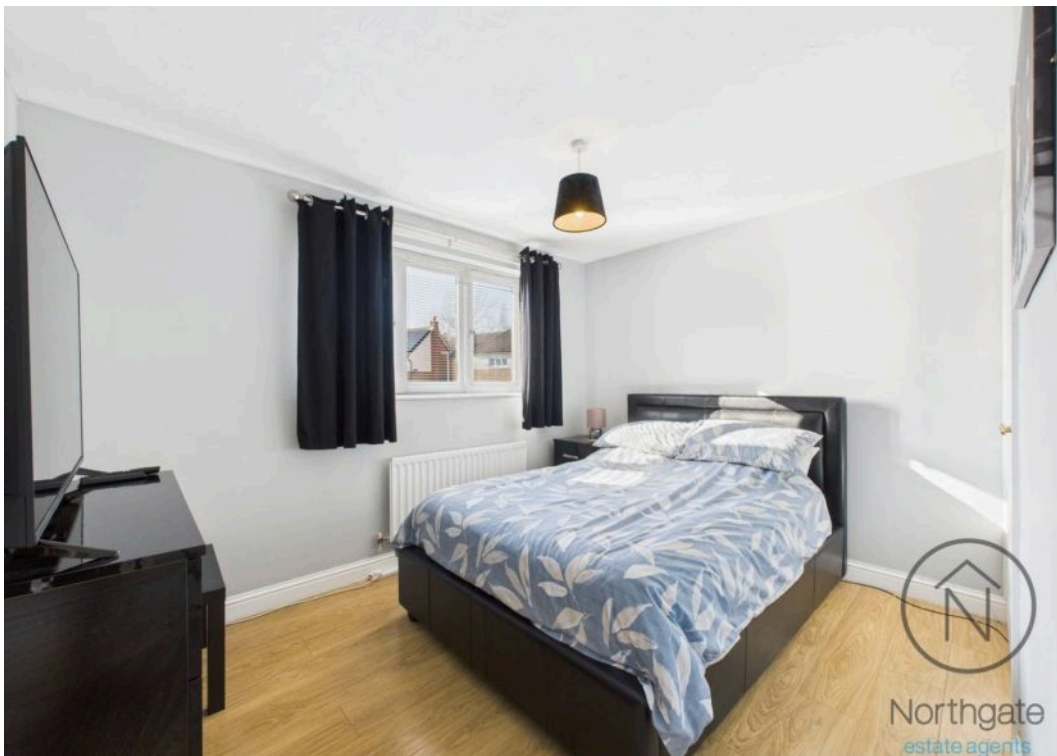
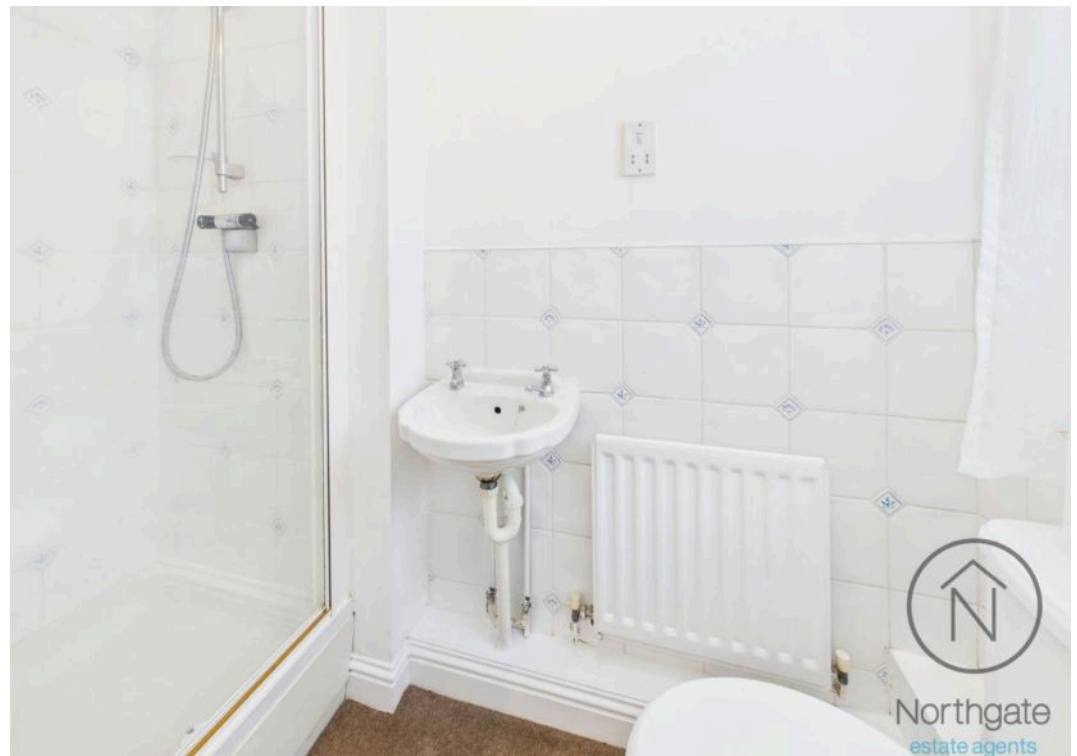
**DRIVEWAY**

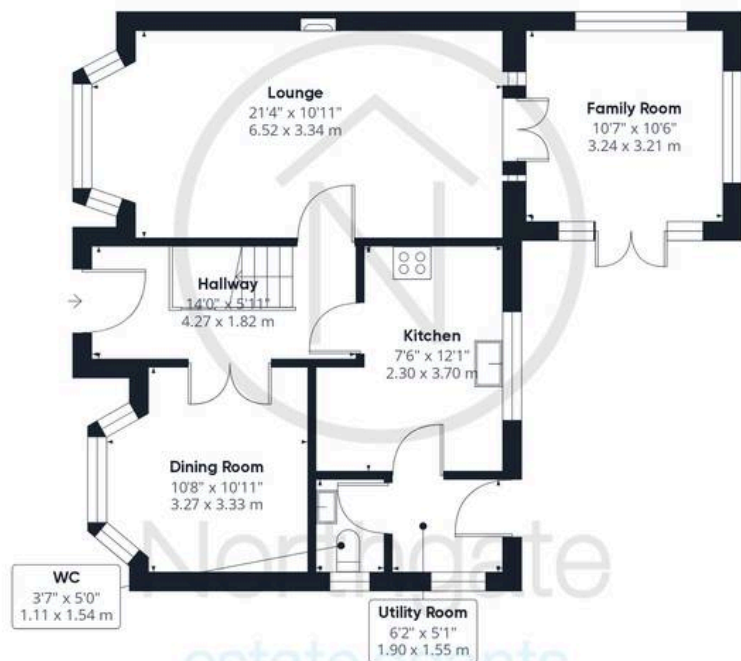
3 Parking Spaces











**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

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

1559.68 ft<sup>2</sup>

144.9 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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