



Northgate
estate agents

Burn Lane, Newton Aycliffe
Newton Aycliffe



In Excess of £180,000



14 Burn Lane

Newton Aycliffe, Newton Aycliffe

We offer to the market this beautifully presented three-bedroom detached family home, perfectly blends modern comforts with timeless charm. Boasting generous living spaces, a garage, a driveway, and well-maintained front and rear gardens, this property offers the ideal setting for family life.

Step inside to discover a modern fitted kitchen, designed for both style and functionality. The spacious lounge provides a warm and inviting atmosphere, ideal for relaxing or entertaining, with french doors to the rear garden. Adjacent to the lounge, the separate dining room offers a versatile space for both intimate meals and larger gatherings with french doors to the garden. A bright sunroom extension adds further charm, creating a tranquil retreat.

Upstairs, three well-proportioned double bedrooms provide comfortable and peaceful retreats, filled with natural light. Leading to Good sized family bathroom. The home's thoughtful layout ensures ample space for rest and relaxation.

Externally: To the front a charming decked patio and a well-kept turfed area enhance the home's curb appeal To the rear a private, low-maintenance garden with gated access provides a perfect outdoor retreat.

Conveniently located, this home is within walking distance of local amenities, reputable schools, Tesco supermarket, regular bus routes, and Newton Aycliffe Town Centre. Overlooking a lovely local park, it offers a perfect balance of convenience and green space.

Council Tax band: C

Tenure: Freehold



Hallway

4'5" x 16'0" (1.35 x 4.89m)

Inner Hallway

5'0" x 5'4" (1.54 x 1.63m)

Lounge

20'5" x 12'3" (6.23m x 3.74m)

Dining room

9'11" x 14'5" (3.03m x 4.42m)

Kitchen

10'1" x 9'0" (3.09m x 2.76m)

Sunroom

9'9" x 8'9" (2.99m x 2.46m)

Landing

10'9" x 11'1" (3.30m x 3.40m)

Bedroom 1

9'10" x 12'0" (3.00m x 3.66m)

Bedroom 2

11'1" x 9'7" (3.41m x 2.94m)

Bedroom 3

8'11" x 12'6" (2.71m x 3.83m)

Bathroom

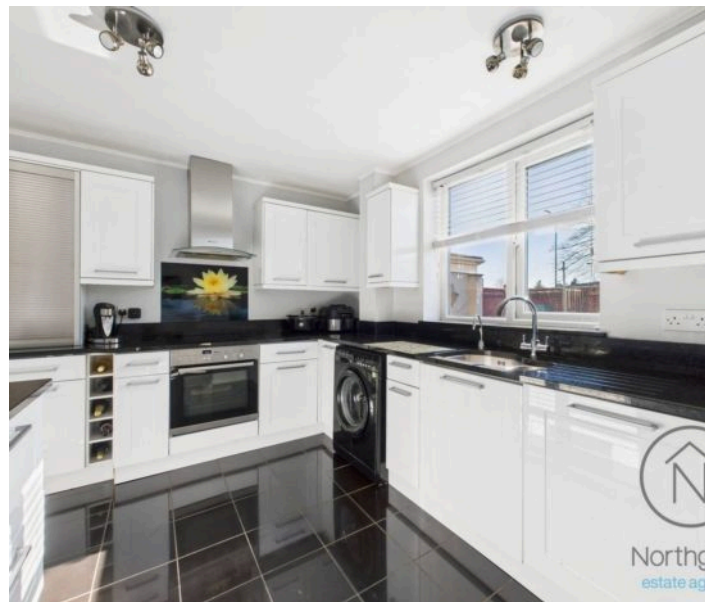
7'1" x 6'3" (2.18m x 1.91m)

Wc

2'9" x 6'3" (0.84m x 1.91m)

Garage

8'1" x 21'9" (2.48m x 6.64m)





FRONT GARDEN

REAR GARDEN

GARAGE

Single Garage

DRIVEWAY

1 Parking Space

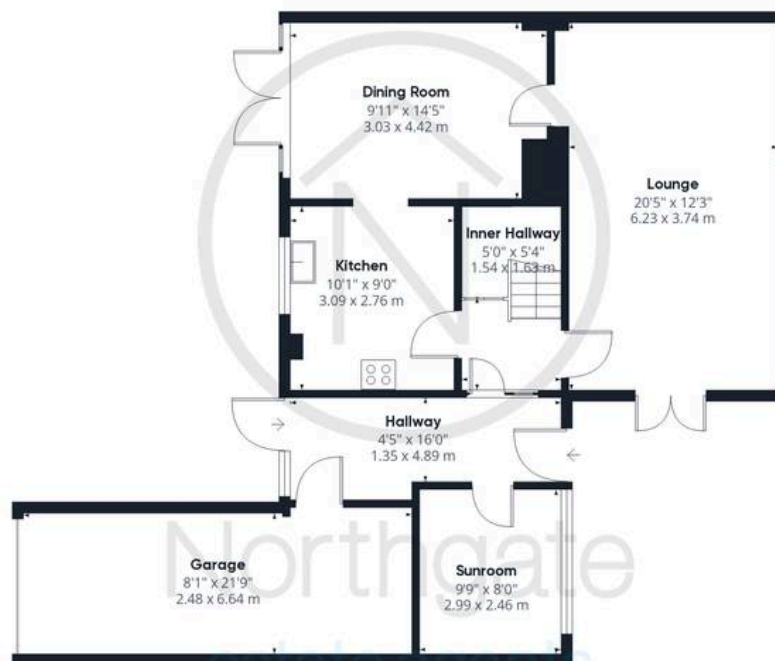








Northgate
estate agents



Ground Floor

Approximate total area⁽¹⁾

1402.43 ft²

130.29 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Northgate - County Durham

Northgate Estate Agents, Suite 3 - DL5 4DH

01325 728333 • info@northgates.net • www.northgates.co.uk/



These particulars do not constitute, nor constitute part of, an offer or contract. No warranties are provided. Verify details through inspection. Northgate estate agents, nor any person in their employment has any authority to make or give any representation or warranty whatever in the relation to this property. All measurements are approximate.