



Hickstead Rise, Newton Aycliffe
Newton Aycliffe



In Excess of £220,000



17 Hickstead Rise

Newton Aycliffe, Newton Aycliffe

Nestled in a quiet cul-de-sac just off Stag Lane in the popular Woodham Village, this well-maintained three-bedroom detached home offers modern, spacious living in a peaceful setting.

The property features a **block-paved driveway providing ample off-road parking**, along with beautifully landscaped gardens that offer both privacy and a pleasant outdoor retreat.

Inside, the home includes a **spacious lounge**, a bright conservatory, and a modern fitted kitchen with plenty of storage and worktop space. Two separate dining areas provide flexibility for both everyday family meals and entertaining.

Upstairs are three comfortable bedrooms and a stylish bathroom. The property also benefits from **gas central heating**, **UPVC double glazing**, and a valid **Energy Performance Certificate**, ensuring comfort and energy efficiency.

To the rear, the private garden is mainly laid to lawn with a patio area, perfect for relaxing or hosting guests.

This lovely home is ideal for a range of buyers and must be viewed to fully appreciate what it has to offer.

Council Tax band: C

Tenure: Freehold

- Immaculate Three Bedroom Detached
- Large Driveway & Spacious Gardens
- Conservatory
- Two Dining Areas
- Energy Performance Certificate: D



Hallway

5'2" x 5'2" (1.57m x 1.58m)

Lounge/Diner

25'7" x 12'3" (7.81m x 3.74m)

Kitchen

9'6" x 7'8" (2.92m x 2.35m)

Dining room

8'0" x 7'8" (2.45m x 2.34m)

Conservatory

9'1" x 8'5" (2.77m x 2.59m)

Landing

9'4" x 3'5" (2.85m x 1.06m)

Bedroom 1

11'7" x 10'6" (3.55m x 3.22m)

Bedroom 2

9'4" x 9'4" (2.85m x 2.87m)

Bedroom 3

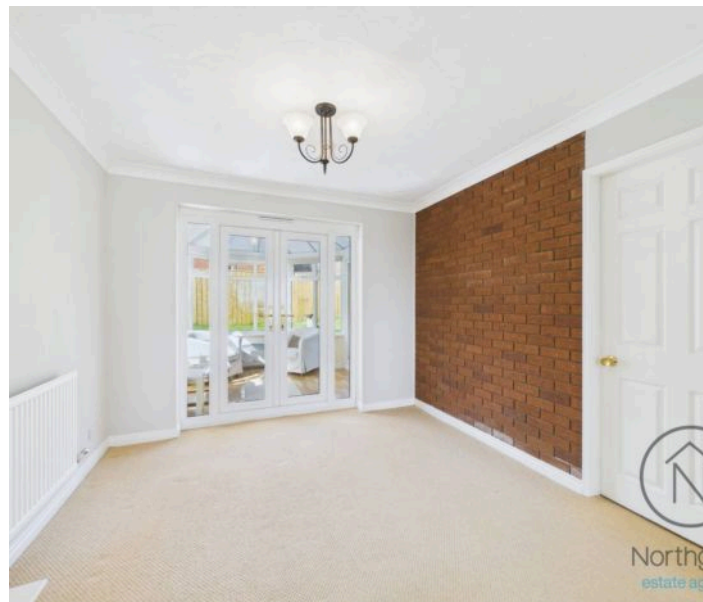
8'0" x 8'2" (2.46m x 2.50m)

Bathroom

6'7" x 6'11" (2.02m x 2.12m)

Garage

16'7" x 8'3" (5.07m x 2.52m)





FRONT GARDEN

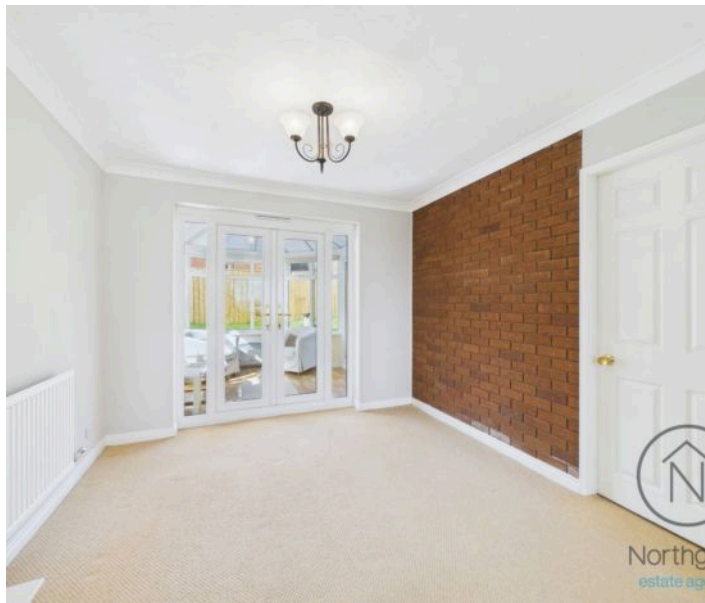
REAR GARDEN

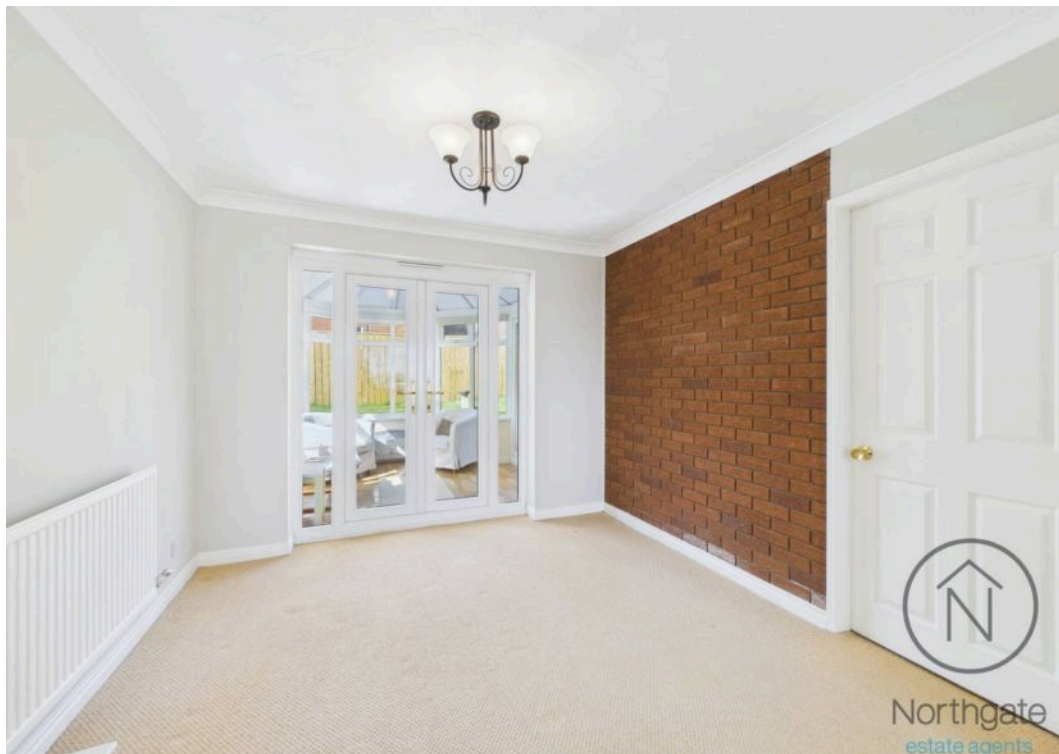
GARAGE

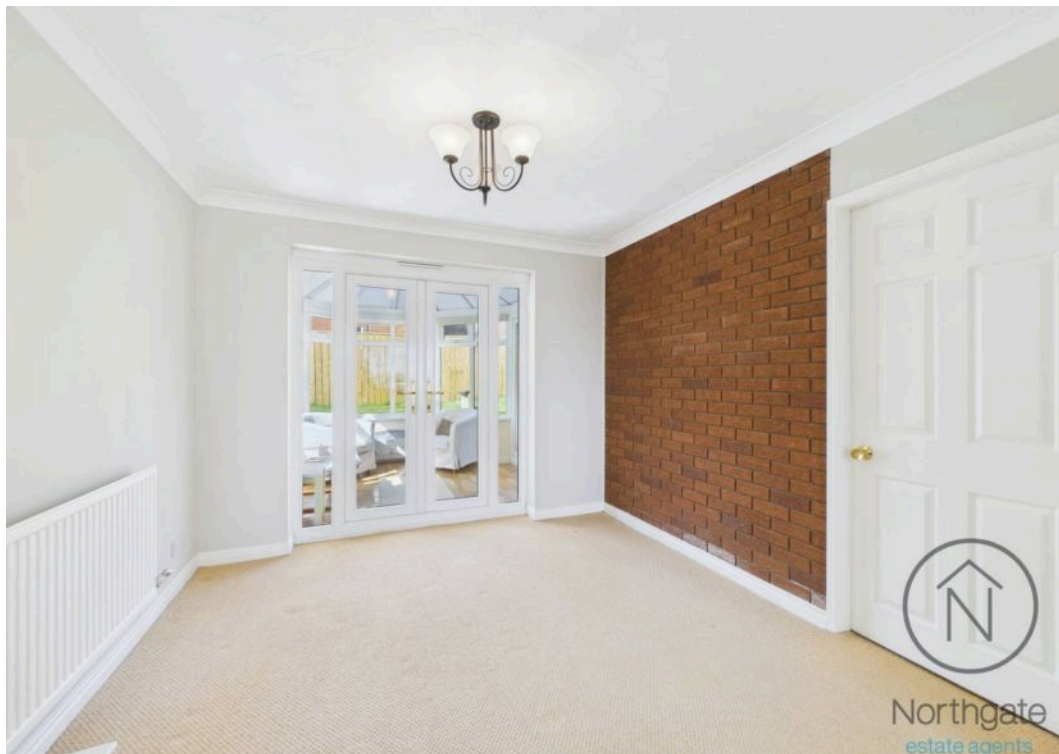
Single Garage

DRIVEWAY

2 Parking Spaces

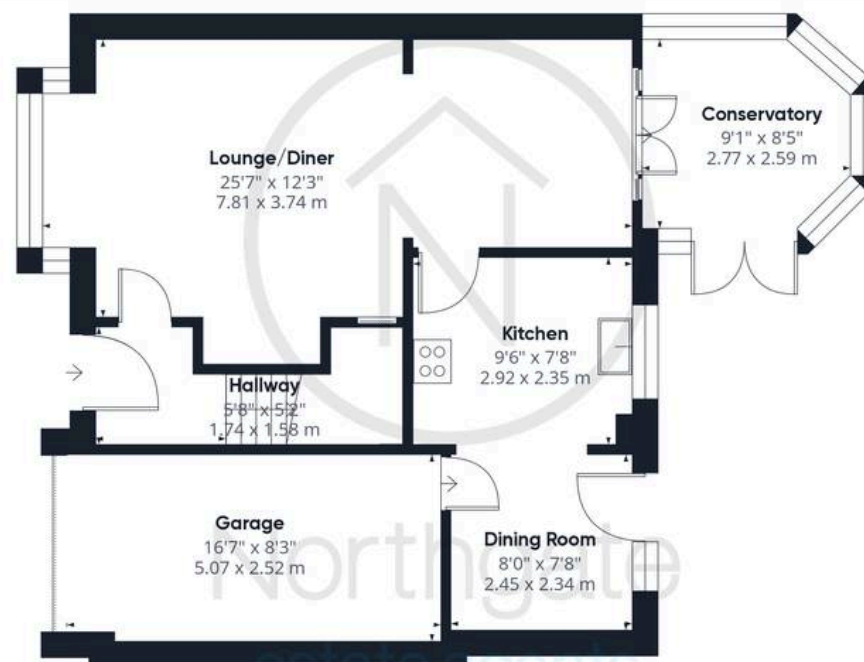








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Ground Floor

Approximate total area⁽¹⁾

1077.05 ft²

100.06 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



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