



Wellhouse Road, Newton Aycliffe  
Newton Aycliffe



In Excess of £155,000





## 40 Wellhouse Road

Newton Aycliffe, Newton Aycliffe

### **For Sale – Well-Presented Three-Bedroom Home in Cobbler's Hall**

#### **No Chain**

An excellent opportunity to purchase this well-presented three-bedroom property, ideally located in the popular Cobbler's Hall development. Offering a perfect blend of modern style and practicality, this home is perfect for a variety of buyers seeking comfortable living in a convenient location.

Inside, the property features a bright and welcoming lounge with French doors leading into a conservatory, creating a wonderful space to relax and enjoy natural light. The modern kitchen/diner offers generous space for cooking and dining, and is fully equipped with a built-in fridge-freezer, dishwasher, washing machine, oven, and gas hob, making it a perfect setting for family meals or entertaining guests. A handy downstairs WC completes the ground floor.

Upstairs, there are three bedrooms, including a generously sized principal bedroom with built-in wardrobes, a further double bedroom with built-in wardrobes, and a versatile third bedroom. A family bathroom completes the first floor, offering both convenience and comfort.





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Externally, this property boasts two allocated parking bays at the front, ensuring easy access for residents. The south-facing rear garden features a patio area, low-maintenance astro turf, and a shed, providing a practical and inviting space for relaxation, storage, or social gatherings.

The property also benefits from solar panels, contributing to energy efficiency and reducing utility costs.

Set within a well-maintained development, the property is within close proximity to local amenities, schools, and excellent transport links, making it an ideal choice for families and commuters. Cobbler's Hall, known for its community spirit and green spaces, offers a peaceful and welcoming environment, perfect for enjoying a balanced lifestyle.

Council Tax band: B

Tenure: Freehold

- Lounge with French doors opening to Conservatory
- Modern Kitchen/Diner
- Ground floor Wc
- Generously proportioned principal bedroom
- Popular development within Cobbler's Hall
- Energy Performance Certificate: A





#### Hallway

3'7" x 6'7" (1.12m x 2.02m)

#### Kitchen/Diner

11'6" x 13'7" (3.51m x 4.15m)

#### Lounge

14'10" x 11'5" (4.52m x 3.49m)

#### Conservatory

9'4" x 8'10" (2.86m x 2.71m)

#### Wc

4'6" x 3'3" (1.39m x 1.00m)

#### Landing

6'0" x 8'8" (1.84m x 2.64m)

#### Bedroom 1

12'9" x 9'6" (3.89m x 2.90m)

#### Bedroom 2

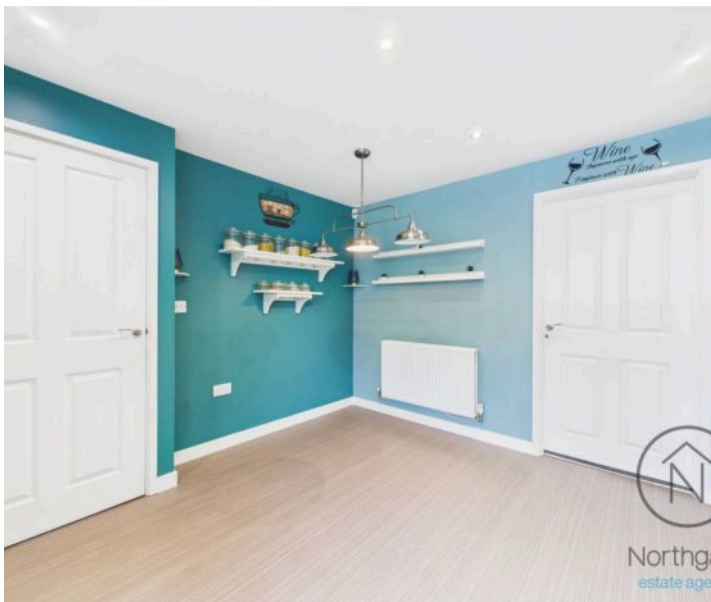
8'3" x 9'9" (2.52m x 2.99m)

#### Bedroom 3

6'0" x 6'8" (1.85m x 2.03m)

#### Bathroom

8'3" x 5'5" (2.54m x 1.67m)





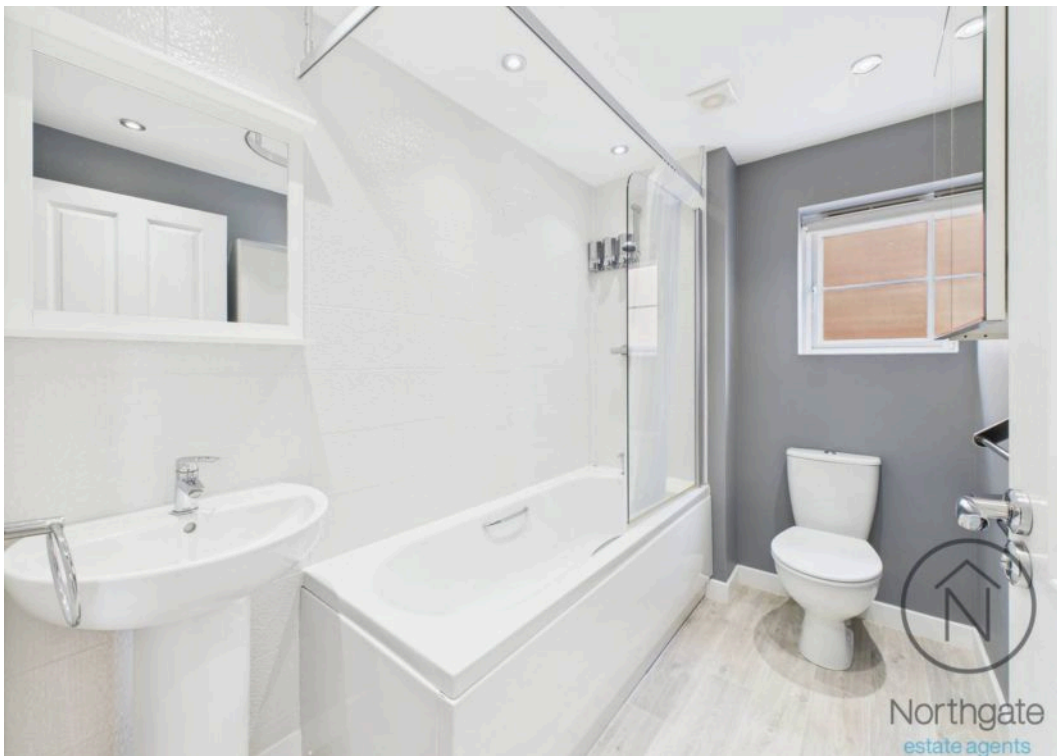
REAR GARDEN

ALLOCATED PARKING

2 Parking Spaces









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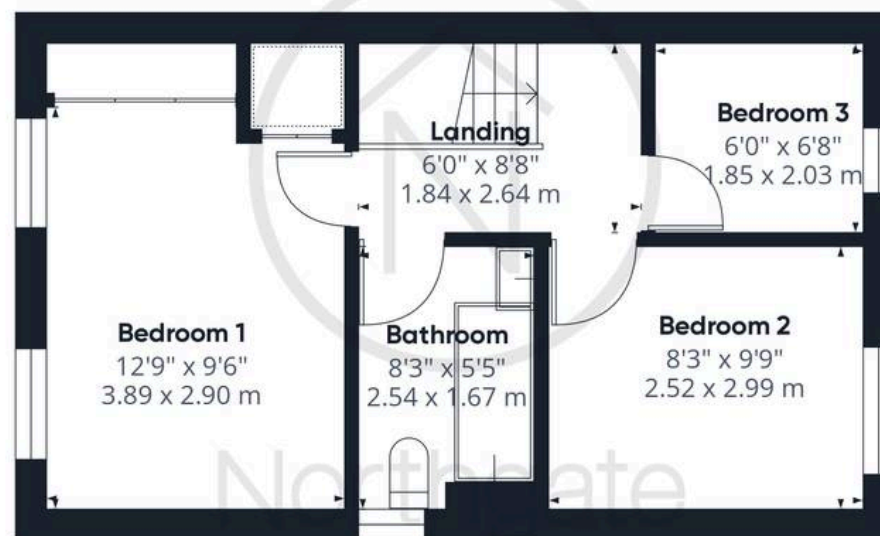


Ground Floor

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

785.22 ft<sup>2</sup>

72.95 m<sup>2</sup>



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.

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## Northgate - County Durham

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