



17 Welbury Grove, Newton Aycliffe
Newton Aycliffe



In Excess of £165,000



17 Welbury Grove

Newton Aycliffe, Newton Aycliffe

Spacious 4-Bedroom Semi-Detached House with Garden and Driveway

This well-maintained four-bedroom semi-detached home offers generous living space and a practical layout, making it a great option for families or those needing extra room.

On the ground floor, the property features a comfortable living room, a separate dining area, and a well-equipped kitchen. A bright sunroom at the rear provides additional living space and looks out onto the garden. The ground floor also includes a double bedroom with an en-suite shower room.

Upstairs, there are three further bedrooms and a family shower room. Each room offers good proportions and flexibility for a variety of needs such as bedrooms, a study, or hobby spaces.

Externally, the property benefits from a block-paved driveway with space for off-street parking. The front garden is beautifully landscaped and well cared for, adding to the property's curb appeal. The rear garden is also landscaped and provides a pleasant outdoor space for relaxation or family use.

Council Tax band: B

Tenure: Freehold

- 4 Bed Semi Detached with En-suite further 3 Bedrooms
- Spacious Lounge, Separate Dining room
- Kitchen, Conservatory
- Beautiful well maintained rear garden
- Shower room
- Block paved driveway



Hallway

20'9" × 5'5" (6.35 × 1.67 m)

Lounge

9'11" × 17'2" (3.02 × 5.24 m)

Dining room

10'5" × 8'4" (3.18 × 2.55 m)

Kitchen

10'5" × 8'5" (3.17 × 2.57 m)

Conservatory

9'8" × 7'0" (2.95 × 2.15 m)

Hallway

4'2" × 5'11" (1.28 × 1.82 m)

Bedroom 1

14'5" × 9'1" (4.41 × 2.77 m)

En-suite

7'3" × 9'0" (2.22 × 2.76 m)

Landing

10'5" × 5'5" (3.18 × 1.66 m)

Bedroom 2

9'10" × 13'3" (3.02 × 4.06 m)

Bedroom 3

10'5" × 10'0" (3.20 × 3.05 m)

Bedroom 4

9'8" × 7'8" (2.99 × 2.34 m)

Bathroom

6'3" × 7'2" (1.93 × 2.18 m)



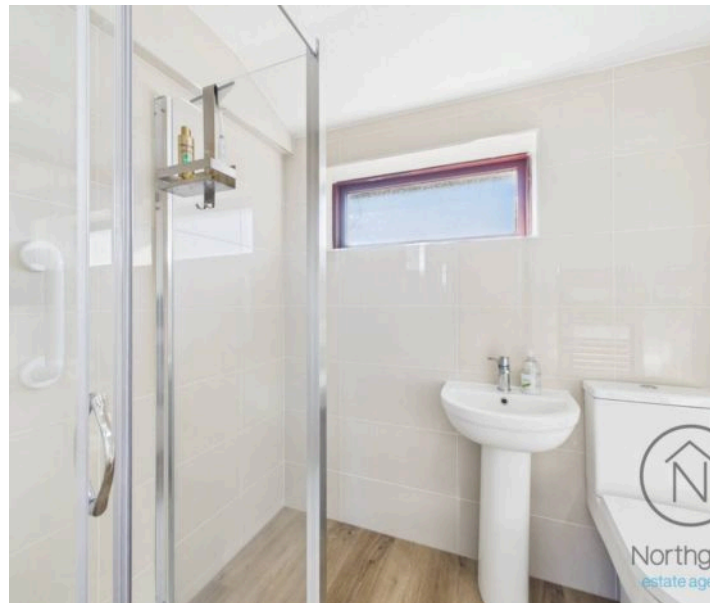


FRONT GARDEN

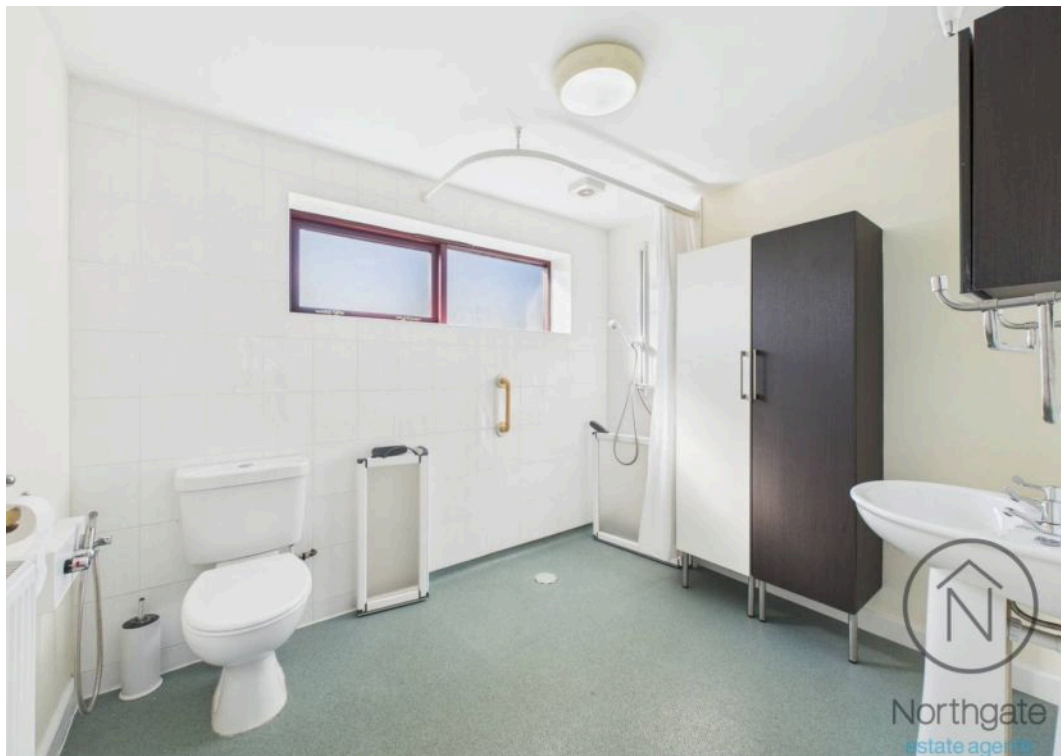
REAR GARDEN

OFF STREET

1 Parking Space

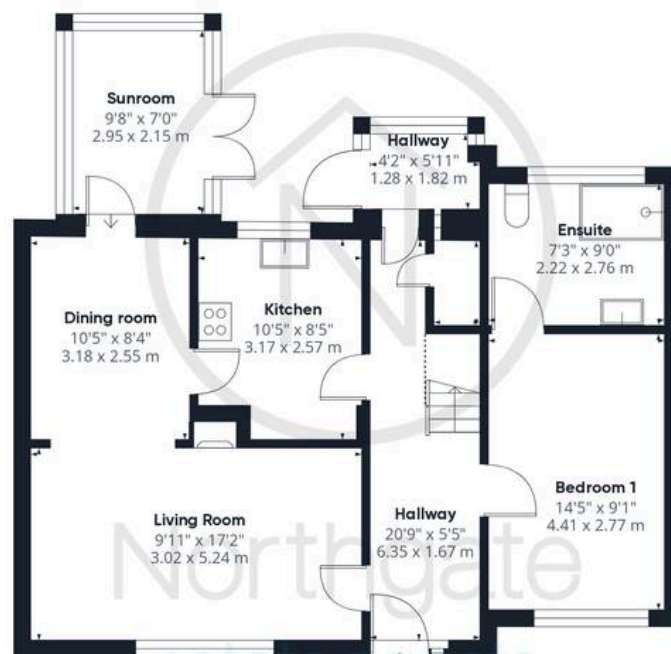




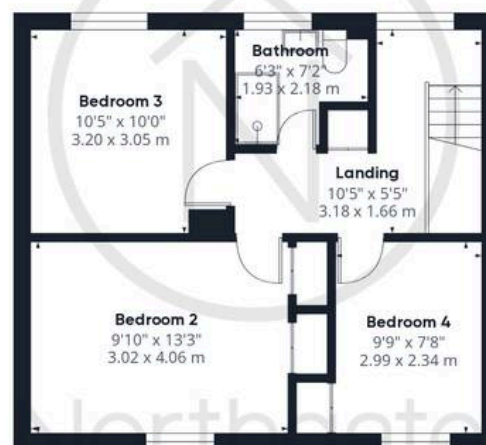




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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1206.73 ft²

112.11 m²

Reduced headroom

9.49 ft²

0.88 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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