



35 The Grange, Newton Aycliffe
Newton Aycliffe



Offers in Region of £450,000



35 The Grange

Newton Aycliffe, Newton Aycliffe

This beautifully maintained five-bedroom detached family home is situated in the highly sought-after Woodham area of Newton Aycliffe, offering an exceptional combination of comfort, style, and practicality – ideal for the discerning family buyer.

Upon entering, you are welcomed by a spacious entrance hall. From here, there is access to a private study and a convenient ground-floor WC. The dual-aspect lounge provides an inviting space to relax or entertain, enhanced by a conservatory that floods the room with natural light and offers a seamless connection to the garden. Double doors from the lounge lead into a well-proportioned dining room, perfect for family gatherings and dinner parties.

The heart of the home is the impressive open-plan kitchen, dining, and family room, featuring a range of base and eye-level units, stylish worktops, and integrated appliances. This versatile space is ideal for entertaining and everyday family living, complemented by a separate utility room offering additional practicality.

Upstairs, the property boasts a generous master bedroom suite with built-in wardrobes and a modern ensuite bathroom. Two further bedrooms share a convenient Jack & Jill ensuite, while the remaining bedrooms are well-proportioned and provide ideal accommodation for family members or guests. A family bathroom completes the first floor.



Externally, To the front, a double driveway and extended detached double garage provide extensive off-road parking and useful storage/workshop space. The property occupies a large plot with a beautifully landscaped rear garden featuring mature shrubs and plants that create a peaceful outdoor retreat. Patio areas provide the perfect setting for alfresco dining and relaxation, while the well-kept lawn offers ample space for recreation, backing onto Woodham Golf Course for added privacy.

Council Tax band: E

Tenure: Freehold

Hallway

Lounge

25'2" × 11'9" (7.68 × 3.60 m)

Dining Room

10'8" × 9'6" (3.22 × 2.90 m)

Conservatory

7'5" × 9'5" (2.27 × 2.87 m)

Kitchen Area

13'7" × 8'11" (4.16 × 2.73 m)

Dining Area

10'8" × 9'6" (3.22 × 2.90 m)

Living Area

19'1" × 12'2" (5.82 × 3.71 m)

Utility Room

5'6" × 5'9" (1.69 × 1.59 m)

WC

8'11" × 3'0" (2.73 × 0.93 m)

Landing

9'3" × 9'6" (2.84 × 2.90 m) 2'10" × 6'3" (0.87 × 1.92 m)

Bedroom 1

12'0" × 12'0" (3.67 × 3.67 m)

En-suite

5'6" × 8'11" (1.69 × 2.73 m)

Bedroom 2

11'8" × 8'11" (3.58 × 2.72 m)





Bedroom 3

11'0" × 11'11" (3.36 × 3.63 m)

Bedroom 4

10'7" × 12'5" (3.23 × 3.80 m)

Bedroom 5

5'6" × 8'11" (1.70 × 2.73 m)

Jack & Jill Bathroom

8'4" × 6'6" (2.54 × 1.98 m)

Bathroom

7'1" × 9'5" (2.18 × 2.95 m)

Garage

34'7" × 16'9" (10.55 × 5.10 m)

Front Garden

Rear Garden

GARAGE

4 Parking Spaces

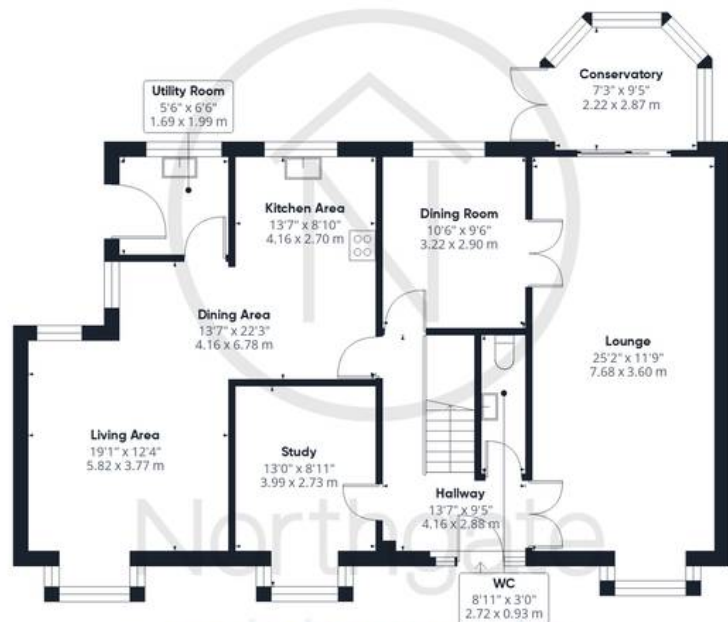
DRIVEWAY

4 Parking Spaces

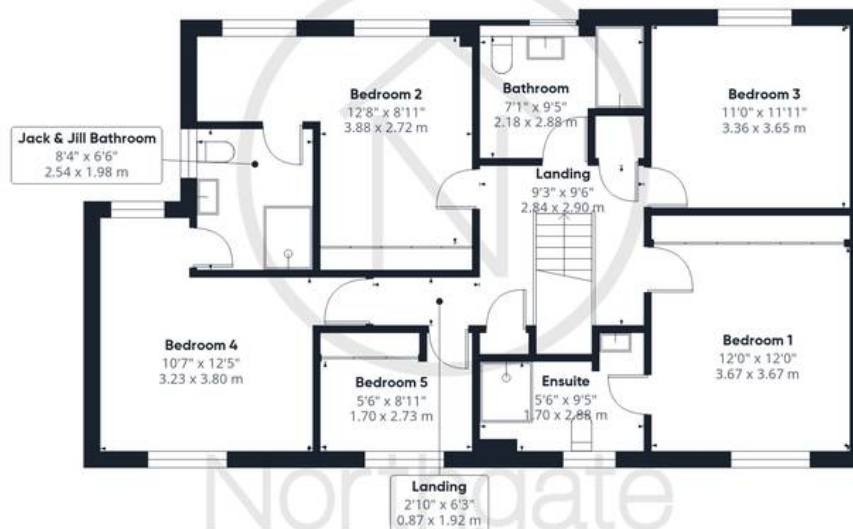








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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estate agents

Approximate total area⁽¹⁾

2658 ft²

247 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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