



Temple Way, Newton Aycliffe
Newton Aycliffe



Offers Over £220,000



9 Temple Way

Newton Aycliffe, Newton Aycliffe

**Offers invited over £220,000 - No Onward Chain -
Modern Three Bedroom Detached Home with Garage –
Cobblers Hall, Newton Aycliffe**

Located in the highly sought-after Cobblers Hall area of Newton Aycliffe, this modern three-bedroom detached home offers stylish, well-appointed living space, perfect for families or professionals. Ideally positioned close to local shops, amenities, and transport links, the property is warmed by gas central heating and is fully double-glazed throughout.

Upon entering the home, you are welcomed into an entrance hallway with convenient internal access to the garage. The kitchen is fitted to a high standard with quality units and integrated appliances, making it both practical and attractive. The spacious lounge features a contemporary built-in media wall and an electric feature fire, seamlessly flowing into an open-plan sunroom currently used as a dining area. French doors lead from here into the rear garden, creating a perfect space for entertaining or relaxing.

Upstairs, the principal bedroom is generously sized and benefits from a modern en-suite shower room. There are two further double bedrooms, offering flexible space for family living, guests, or a home office. A stylish family bathroom serves the additional bedrooms, complementing the overall modern design of the home.

Externally, the property boasts a southwest-facing rear garden designed for low maintenance, featuring a gravelled finish, a hot tub, and a garden bar. To the front, there is a double driveway providing ample off-street parking alongside a well-maintained lawn. Side access leads from the front to the rear garden.



Hallway

2'10" x 12'10" (0.89m x 3.93m)

Kitchen

6'7" x 9'7" (2.01m x 2.94m)

Garage

8'4" x 16'8" (2.55m x 5.10m)

Lounge

18'3" x 11'3" (5.58m x 3.43m)

Dining Room

8'7" x 9'1" (2.63m x 2.79m)

Landing

5'7" x 3'0" (1.71m x 0.92m)

Bedroom 1

12'3" x 9'9" (3.75m x 2.98m)

En-suite

6'0" x 5'4" (1.85m x 1.63m)

Bedroom 2

9'0" x 11'9" (2.75m x 3.59m)

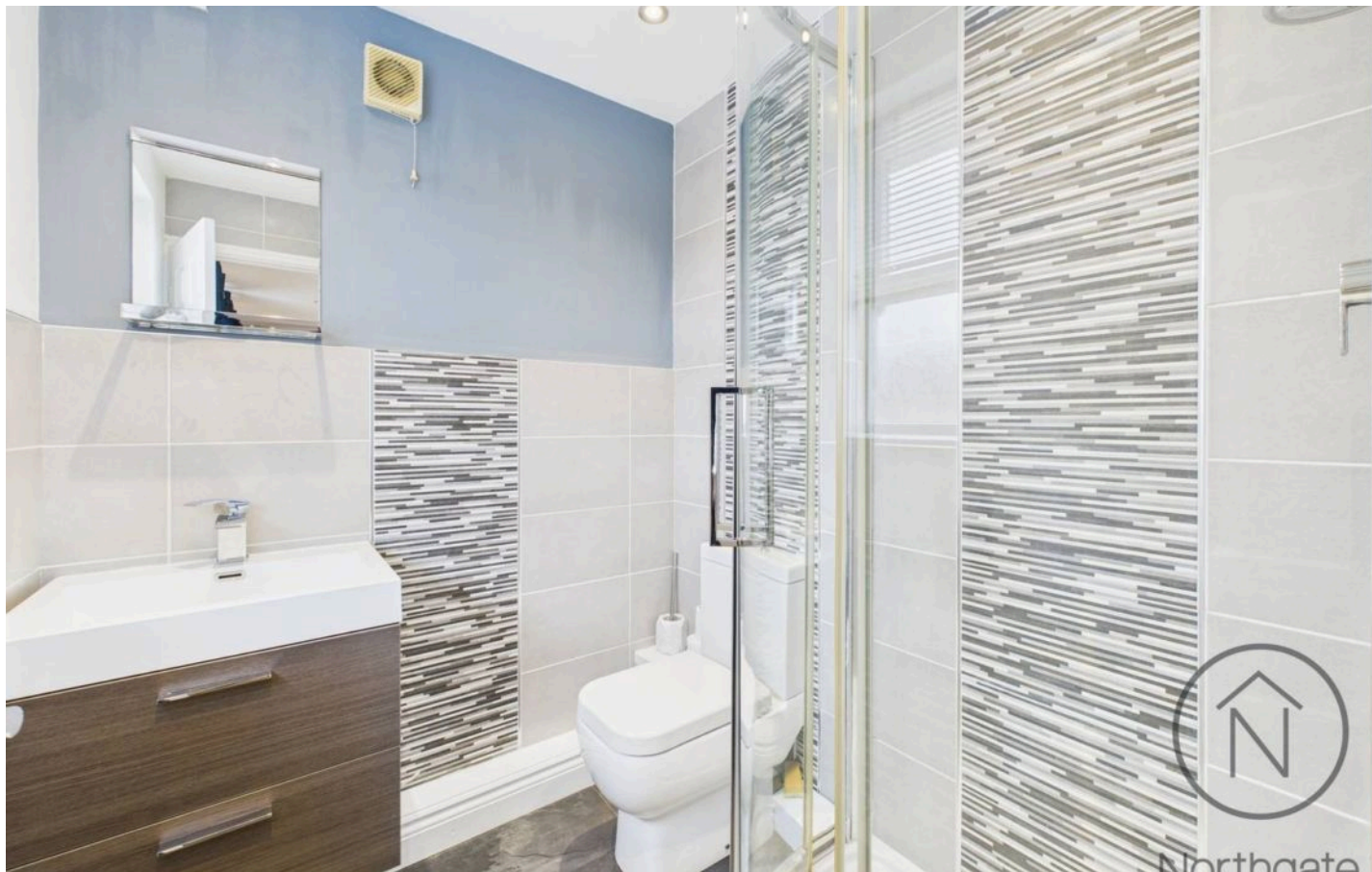
Bedroom 3

9'3" x 8'6" (2.82m x 2.60m)

Bathroom

5'5" x 7'4" (1.66m x 2.26m)





FRONT GARDEN

REAR GARDEN

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces







Northgate
estate agents



Ground Floor

Approximate total area⁽¹⁾

972 ft²

90.1 m²



Floor 1

(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



Northgate - County Durham

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - 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.