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Wakenshaw Drive Newton Aycliffe, DL5 4ZF

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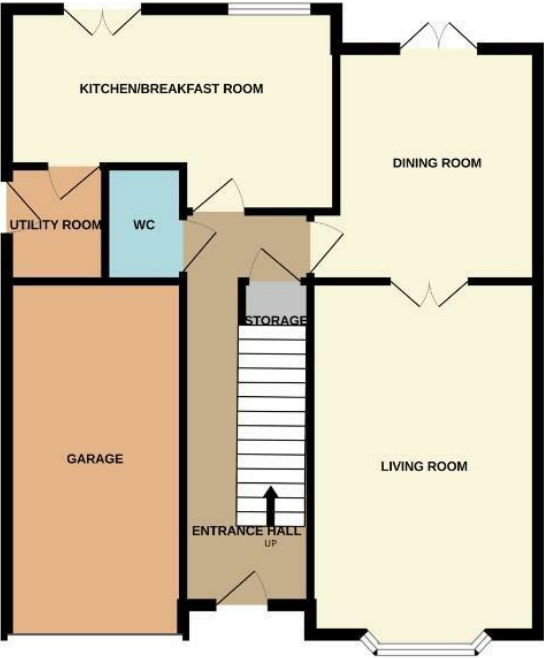
Offers In Excess Of £300,000

Beautifully presented six bedroomed detached family home, located in a desirable development. The property is located on Wakenshaw Drive, in the Cobblers Hall region of Newton Aycliffe. This impressive detached house offers a perfect blend of space and comfort, ideal for family living. Spanning three storeys it appeals to a variety of buyers alike, benefitting from a double driveway with an integrated garage to the front as well as having a large garden to the rear which has been mainly laid to lawn. Pleasantly positioned and located within easy access of a range of recreational facilities such as Newton Aycliffe Leisure Centre, Woodham Golf Club as well as supermarkets, schools and popular retail stores. It is only approx. three miles from the A1 (M) providing fantastic commuter links both North and South.

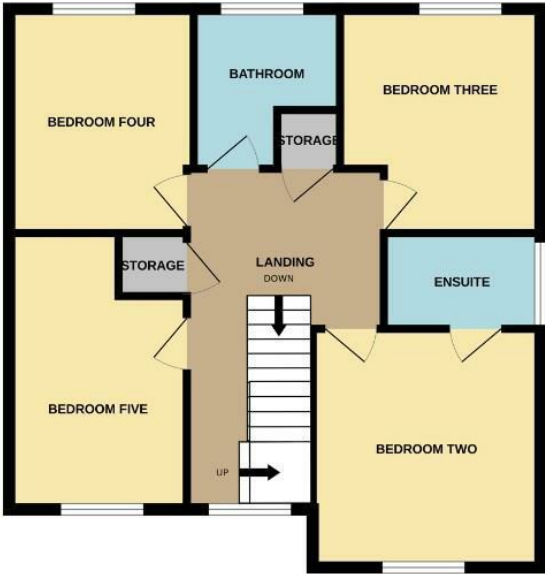
In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen/breakfast room, utility and cloakroom to the ground floor, The first floor contains four bedrooms, one with ensuite and the family bathroom. The second floor contains the master bedroom with ensuite and the sixth bedroom. Externally the property has a large garden to the rear, mainly laid to lawn along with patio area ideal for outdoor furniture. To the front of the property there is a double driveway along with single garage providing ample off street parking.

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GROUND FLOOR



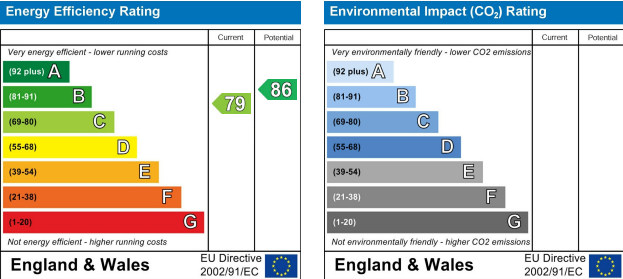
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room

15'8" x 10'10"

Bright and spacious living room located to the front of the property, with neutral decor, ample space for furniture and bay window to the front elevation providing lots of natural light,

Dining Room

10'5" x 9'6"

The dining room is another great size reception room, with space for a table and chairs, further furniture and French doors to the rear lead out into the kitchen.

Kitchen

15'11" x 9'2"

The kitchen is fitted with a range of wood effect wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainage unit. Benefiting from an integrated oven, hob and overhead extractor along with space for further free standing appliances.

Utility Room

5'6" x 4'11"

The utility room provides additional storage along with space for further free standing appliances.

Cloakroom

Fitted with a WC and wash hand basin.

Bedroom Two

11'9" x 10'11"

The second bedroom is a large double bedroom with ample space for furniture and access into the ensuite.

Ensuite

7'6" x 6'10"

The ensuite contains a single shower, WC and wash hand basin,

Bedroom Three

10'9" x 9'10"

The third bedroom is a double bedroom with window to the rear elevation.

Bedroom Four

10'9" x 12'3"

The fourth bedroom is a double bedroom with window to the rear elevation.

Bedroom Five

13'1" x 7'10"

The fifth bedroom is a large single room with window to the front elevation.

Bathroom

7'6" x 6'6"

The bathroom is fitted with a panelled bath, WC and wash hand basin.

Master Bedroom

17'8" x 11'1"

The master bedroom provides space for a king sized bed, fitted with built in wardrobes and skylights to the rear elevation.

Ensuite

8'2" x 5'6"

Fitted with a shower cubicle, WC and wash hand basin.

Bedroom Six

11'5" x 8'10"

Large double bedroom with two skylights to the front elevation.

External

Externally the property has a large garden to the rear, mainly laid to lawn along with patio area ideal for outdoor furniture. To the front of the property there is a double driveway along with single garage providing ample off street parking.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









