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Karles Close Newton Aycliffe, DL5 4XH

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Price £300,000

Set within a large corner plot is this spacious four bedroomed family home situated on Karles Close in Newton Aycliffe. The property boasts a range of improvements made by the current owners including the stunning kitchen renovation which now offers an open-plan kitchen/diner with separate utility room. Located close to a range of local amenities which include; retail and recreational facilities, healthcare services, 24 hour supermarkets, restaurants and cafés and also both primary and secondary schools. There is also an extensive public transport system which not only provides access to the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York. For commuters this property also has easy access to the A167 which leads to the A1 (M) both North and South.

In brief, the property comprises; an entrance hall leading into the living room, open-plan kitchen/diner, utility room, garden room and cloakroom to the ground floor. The first floor consists of the master bedroom with ensuite, three further bedrooms and family bathroom. Externally, the property is set on a corner plot and to the front, there is a large block-paved driveway with electric car charging port, partially converted garage with electric door offering additional storage, and a lawned area with well established bushes and shrubbery. To the rear of the property, there is an enclosed, south west facing garden mainly laid to lawn with patio spaces ideal for outdoor seating and furniture, pergola, along with further trees, bushes and shrubbery and perimeter hedging.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.

1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1411 sq.ft. (131.1 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Living Room

16'8" x 10'3"

The spacious living room is located to the front of the property offering ample space for furniture and large bay window provides plenty of natural light.

Kitchen/Dining Room

22'11" x 10'2"

The kitchen/dining room has been recently renovated to provide a great open-plan space. The kitchen is fitted with a range of modern wall, base and drawer units, complementing work surfaces, tiled splashbacks and sink/drainer. Benefiting from an integrated dishwasher, dual ovens, hob, overhead extractor hood, microwave and wine cooler. The breakfast bar offers a great additional seating area, while plenty of space is available for a dining table and chairs and access leads into the garden room.

Utility Room

9'10" x 8'2"

The utility room has also been recently refitted and contains further wall, base and drawer units, complementing work surfaces along with designated pet bath and plumbing for a washing machine and tumble dryer.

Garden Room

11'1" x 10'9"

Open-plan access from the dining room leads into the stunning garden room which provides a great additional reception area or could be used as a home office/playroom. Panoramic windows offer ample natural light and French doors lead into the rear garden.

Cloakroom

6'6" x 2'7"

Ground floor cloakroom fitted with a wash hand basin, heated towel rail and WC.

Master Bedroom

13'3" x 10'7"

Generously sized master bedroom offering plenty of space for a king-sized bed and further furniture, benefiting from neutral decor, fitted wardrobes and large window to the front elevation while access leads into the ensuite.

Ensuite

6'6" x 5'10"

The ensuite has been recently renovated and is fitted with a corner shower cubicle, heated towel rail, wash hand basin and WC.

Bedroom Two

13'8" x 8'5"

Spacious second bedroom offering ample space for a king-sized bed and further furniture, with fitted wardrobes, neutral decor and large window to the front elevation.

Bedroom Three

9'10" x 8'6"

Another well-proportioned double room with window to the rear elevation

Bedroom Four

9'10" x 6'10"

The fourth bedroom is a large single/small double room which is currently utilised as a dressing room. With large wardrobe offering hanging space, shelves and drawers, neutral decor and window to the rear.

Bathroom

6'10" x 6'6"

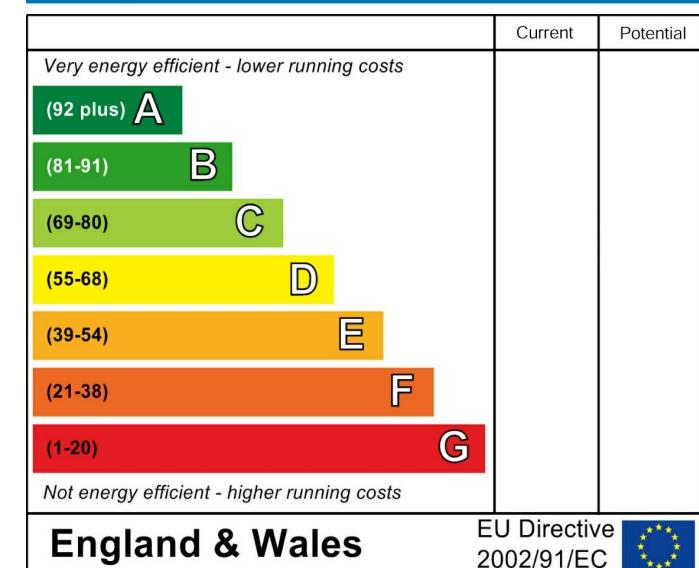
Family bathroom fitted with a panelled bath with overhead shower, heated towel rail, wash hand basin set within a vanity unit, WC and frosted window to the rear elevation.

External

Externally, the property is set on a corner plot and to the

front, there is a large block-paved driveway with electric car charging port, partially converted garage with electric door offering additional storage, and a lawned area with well established bushes and shrubbery. To the rear of the property, there is an enclosed, south west facing garden mainly laid to lawn with patio spaces ideal for outdoor seating and furniture, pergola, along with further trees, bushes and shrubbery and perimeter hedging.

Energy Efficiency Rating



England & Wales



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.

