



Wellhouse Road, Newton Aycliffe  
Newton Aycliffe



Offers Over £210,000



## Wellhouse Road

### Newton Aycliffe

Situated within a pleasant cul-de-sac in the ever-popular Cobblers Hall area of Newton Aycliffe, this well-presented three-bedroom detached family home offers spacious and versatile accommodation, ideally suited to growing families and professional couples alike.

Upon entering the property, a welcoming entrance porch leads through to a spacious lounge, creating a comfortable space to relax. To the rear, the impressive fully integrated kitchen/dining room provides the heart of the home, offering ample space for family meals and entertaining guests, whilst a convenient ground floor WC completes the accommodation on this level.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room/WC. A modern family bathroom serves the remaining bedrooms.

Externally, the property enjoys a driveway providing off-street parking, an integral single garage, and well-maintained gardens offering space for outdoor enjoyment.

Cobblers Hall remains one of Newton Aycliffe's most sought-after residential locations, with excellent access to local shops, schools, recreational facilities and transport links, making it an ideal setting for family life.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

- Beautiful Three Bedroom Detached in Cobblers Hall
- Downstairs WC
- Fully integrated kitchen/dining room with French doors
- En-suite Master Bedroom



Council Tax band: D

Tenure: Freehold

Porch

Lounge

Kitchen/Diner

Hallway

WC

Landing

Bedroom 1

En-suite

Bedroom 2

Bedroom 3

Bathroom





**FRONT GARDEN**

**REAR GARDEN**

**DRIVEWAY**

**1 Parking Space**

**GARAGE**

**Single Garage**

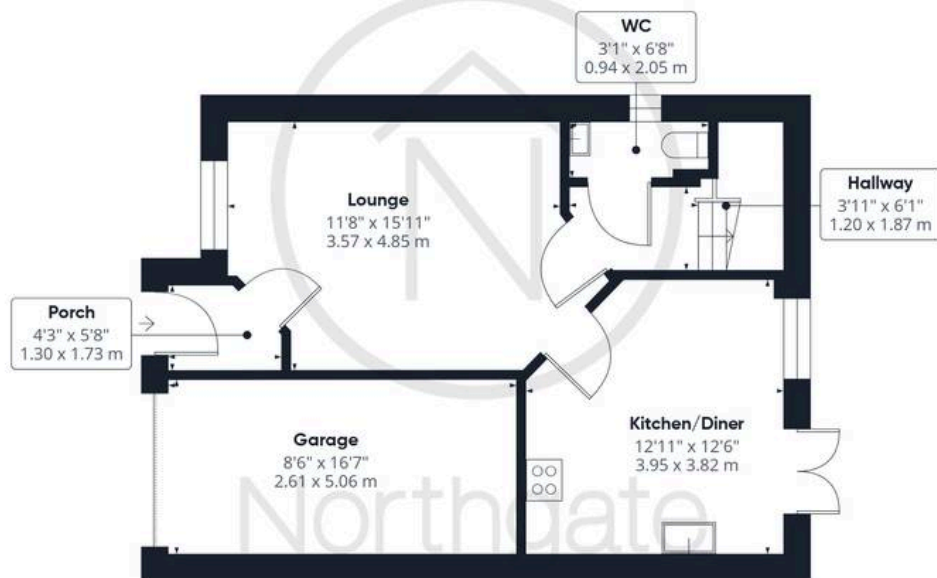








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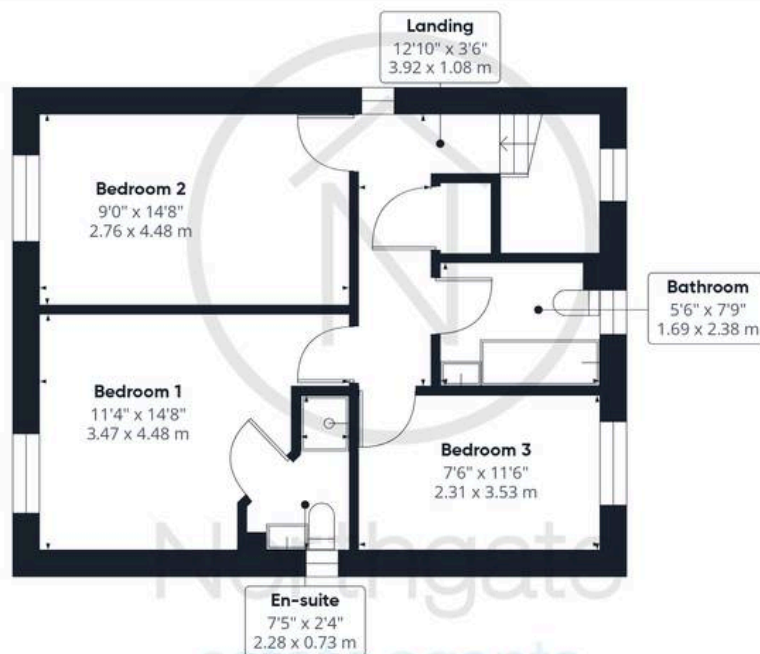
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Ground Floor

Approximate total area<sup>(1)</sup>

1063 ft<sup>2</sup>

98.8 m<sup>2</sup>



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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.

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## Northgate - County Durham

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - DL5 4DH

01325 728333 • [info@northgates.net](mailto:info@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)



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