



Colwell Court, Newton Aycliffe

Newton Aycliffe



Offers in Region of £370,000



## Colwell Court

### Newton Aycliffe

- Beautiful Extended 4 Bedroom Detached
- Open plan living and dining area
- Family Room with Bi-fold doors for indoor-outdoor living / Exposed Beams & Vaulted Ceiling
- Modern kitchen with island and breakfast bar & Integrated Appliances
- Downstairs WC | Modern Family Bathroom | En-suite
- Double garage / Ample Parking
- Home bar and dedicated entertainment area | Landscaped Gardens
- Energy Performance Certificate: TBC

Presenting a stunning four-bedroom, three-bathroom detached family home that perfectly combines contemporary style with everyday practicality, making it an exceptional choice for modern family living.

The property benefits from a well-maintained front garden, a spacious double garage, and ample off-road parking. Upon entering, you are welcomed into a bright and spacious hallway leading through to the impressive open-plan living and dining area, flooded with natural light and featuring a charming log-burning stove together with French doors opening onto the beautifully landscaped rear garden, creating the perfect space for both relaxing and entertaining.

At the heart of the home is the stylish contemporary kitchen/breakfast room, complete with sleek dark blue cabinetry, integrated appliances, quartz worktops, a central island with breakfast bar seating, and elegant herringbone flooring.

A standout feature of the property is the separate family room, boasting exposed wooden beams, a vaulted ceiling, and bi-fold doors overlooking the garden, creating a superb additional reception space filled with natural light and character.

The first floor offers four well-proportioned bedrooms, all thoughtfully designed to provide comfortable and peaceful retreats. The principal bedroom benefits from a modern en-suite shower room, while the contemporary family bathroom serves the remaining bedrooms. The bathrooms are finished to a high standard with quality fixtures, heated towel rails, walk-in showers, and separate bath facilities.

Externally, the property continues to impress with its beautifully landscaped rear garden, featuring patio and decked seating areas ideal for al fresco dining and entertaining. To the rear of the garden is a superb garden room/bar, offering a versatile space perfect for relaxing, entertaining guests, or enjoying quiet evenings.

Finished to an exceptional standard throughout, with quality materials, stylish décor, and modern finishes, this outstanding detached home offers the perfect balance of elegance, comfort, and functionality.

Council Tax band: D

Tenure: Freehold









#### Hallway

6'2" x 10'6" (1.88 x 3.22m)

#### WC

6'8" x 3'1" (2.04m x 0.95m)

#### Breakfast/Kitchen

18'4" x 11'7" (5.61m x 3.54m)

#### Lounge/Dining Room

18'7" x 21'0" (5.68m x 6.42m)

#### Living Room

16'0" x 17'3" (4.88m x 5.27m) including recess

#### Landing

6'0" x 8'9" (1.84 x 2.68m)

#### Bedroom 1

8'8" x 9'2" (2.65m x 2.81m)

#### En-suite

6'3" x 4'8" (1.91m x 1.44m)

#### Bedroom 2

16'3" x 8'8" (4.96m x 2.66m)

#### Bedroom 3

10'1" x 9'7" (3.10m x 2.93m)

#### Bedroom 4

6'10" x 8'11" (2.09m x 2.74m)

#### Bathroom

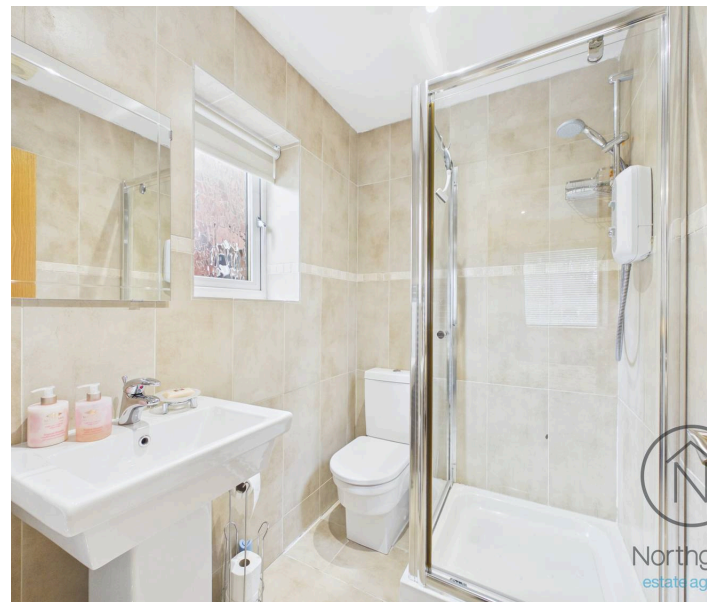
11'0" x 6'8" (3.37m x 2.04m)

#### Garden Room

8'5" x 14'7" (2.57m x 4.47m)

#### Garage

17'11" x 18'2" (5.48m x 5.54m)





FRONT GARDEN

REAR GARDEN

DRIVEWAY

2 Parking Spaces

DOUBLE GARAGE

2 Parking Spaces







Northgate  
RESIDENTIAL



Northgate  
estate agents

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

2016 ft<sup>2</sup>  
187.4 m<sup>2</sup>

**Reduced headroom**

21 ft<sup>2</sup>  
2 m<sup>2</sup>

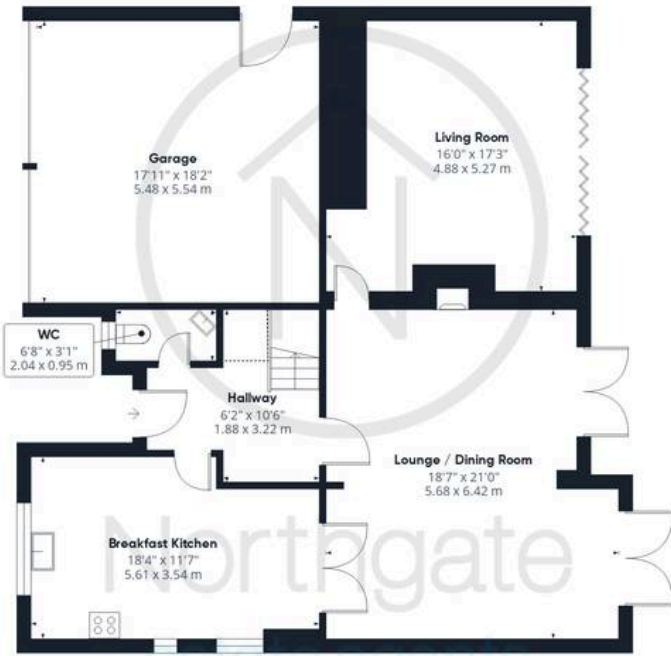
(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

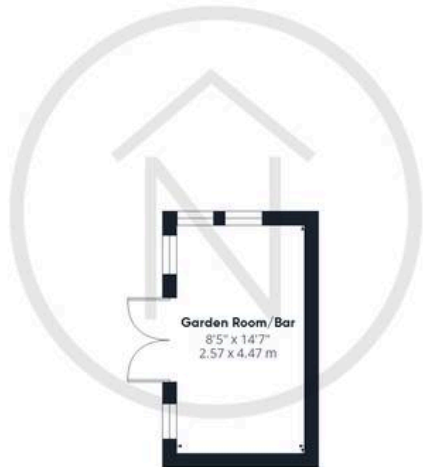
GIRAFFE 360



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Northgate  
estate agents



## 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/)



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.