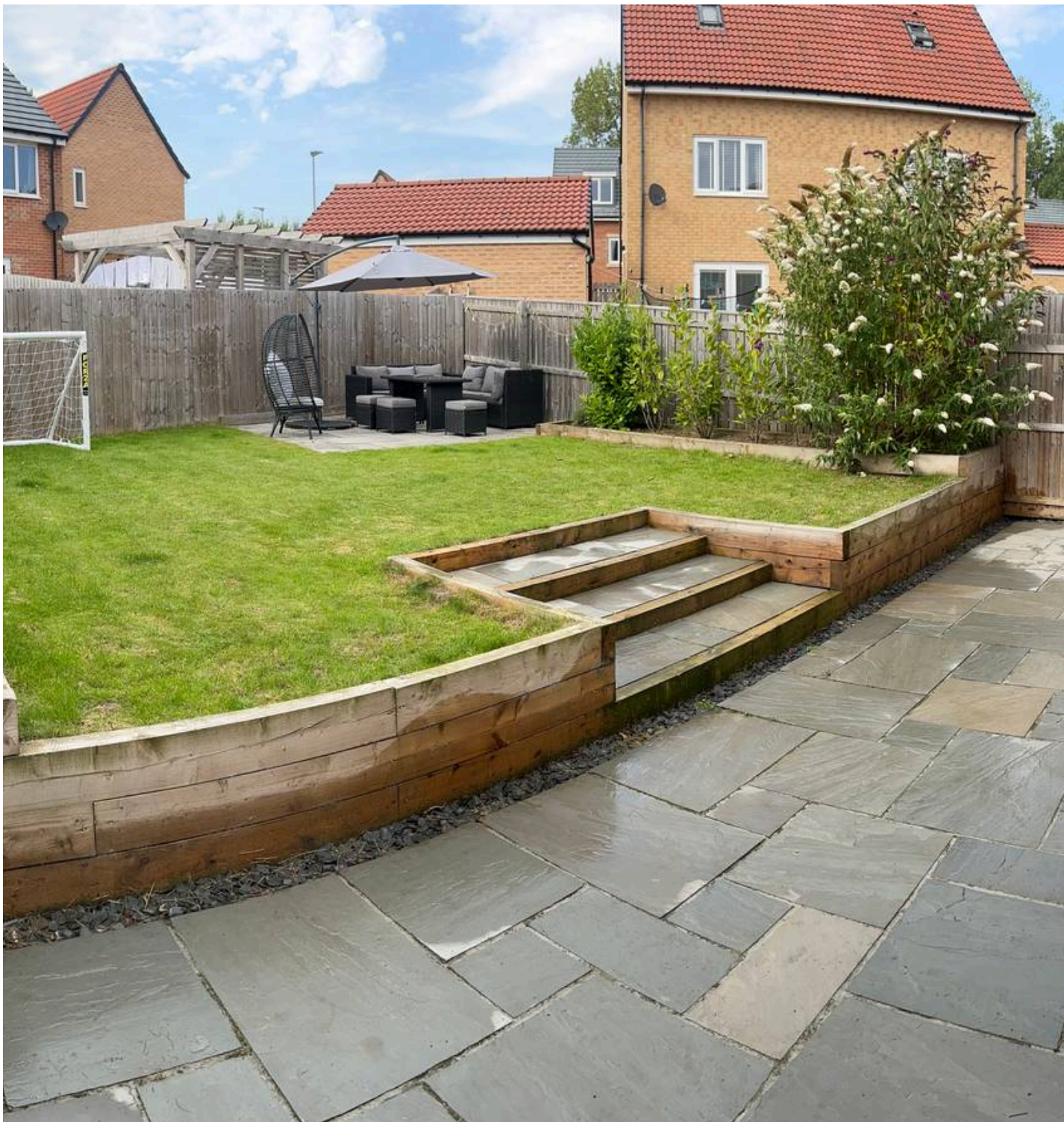




Chestnut Way, Newton Aycliffe
Newton Aycliffe



Offers Invited Between £250,000 And £260,00



34 Chestnut Way

Newton Aycliffe

Offers Invited Between £245,000 and £250,000 - This beautifully laid-out home offers four bedrooms, a separate dining room and an integral garage, making it an ideal choice for family living.

The ground floor features a welcoming hallway that leads to the dining room, a bright and airy lounge with French doors opening onto the garden, and a modern kitchen with a breakfast area. The integral garage can also be accessed from the hallway, providing practical storage as well as secure parking.

Upstairs, the property continues to impress with four generously sized bedrooms, three of which are doubles. The main bedroom benefits from its own en-suite, while a family bathroom and a convenient downstairs WC help ensure busy mornings run seamlessly.

Externally, the property benefits from ample driveway parking leading to the garage. To the rear, there is a patio area with raised railway sleeper borders, a turfed lawn and planted shrubs, creating an attractive outdoor space.

Council Tax band: D

- Detached four-bedroom family home
- Modern lounge with French doors
- Separate Dining Room/Study
- Master bedroom with en-suite
- Integral garage and driveway
- Energy Performance Certificate: B



Hallway

3'0" × 16'3" (0.92 × 4.96 m)

Study

8'7" × 9'0" (2.63 × 2.75 m)

Lounge

11'7" × 15'3" (3.53 × 4.67 m)

Kitchen/Diner

9'6" × 13'10" (2.90 × 4.23 m)

WC

4'9" × 3'5" (1.45 × 1.04 m)

Garage

8'8" × 17'0" (2.65 × 5.20 m)

Landing

7'3" × 6'7" (2.23 × 2.02 m)

Bedroom 1

12'0" × 13'10" (3.67 × 4.22 m)

En-suite

7'9" × 4'11" (2.38 × 1.52 m)

Bedroom 2

11'10" × 9'0" (3.61 × 2.76 m)

Bedroom 3

8'11" × 13'10" (2.73 × 4.23 m)

Bedroom 4

8'11" × 7'4" (2.72 × 2.24 m)

Bathroom

7'9" × 6'7" (2.38 × 2.03 m)





FRONT GARDEN

REAR GARDEN

GARAGE

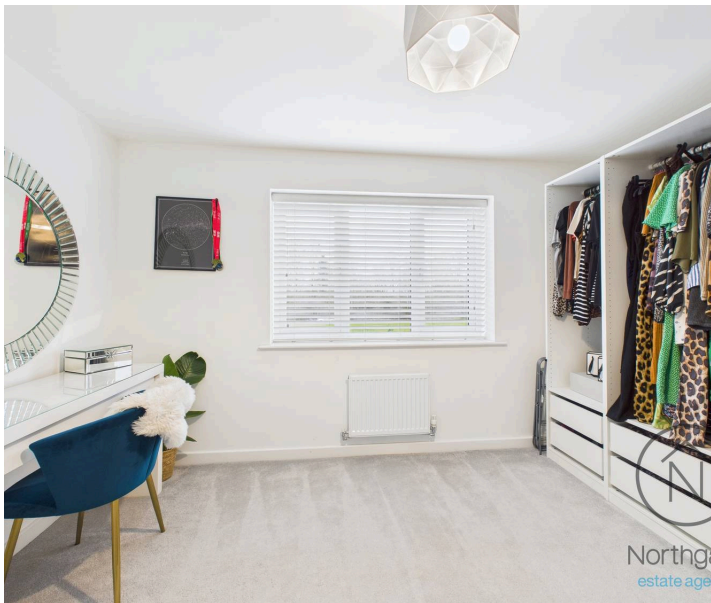
Single Garage

DRIVEWAY

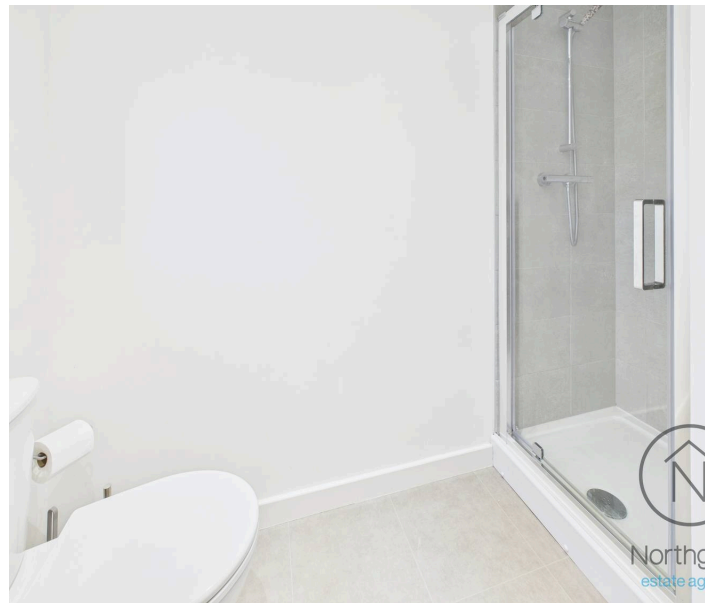
2 Parking Spaces



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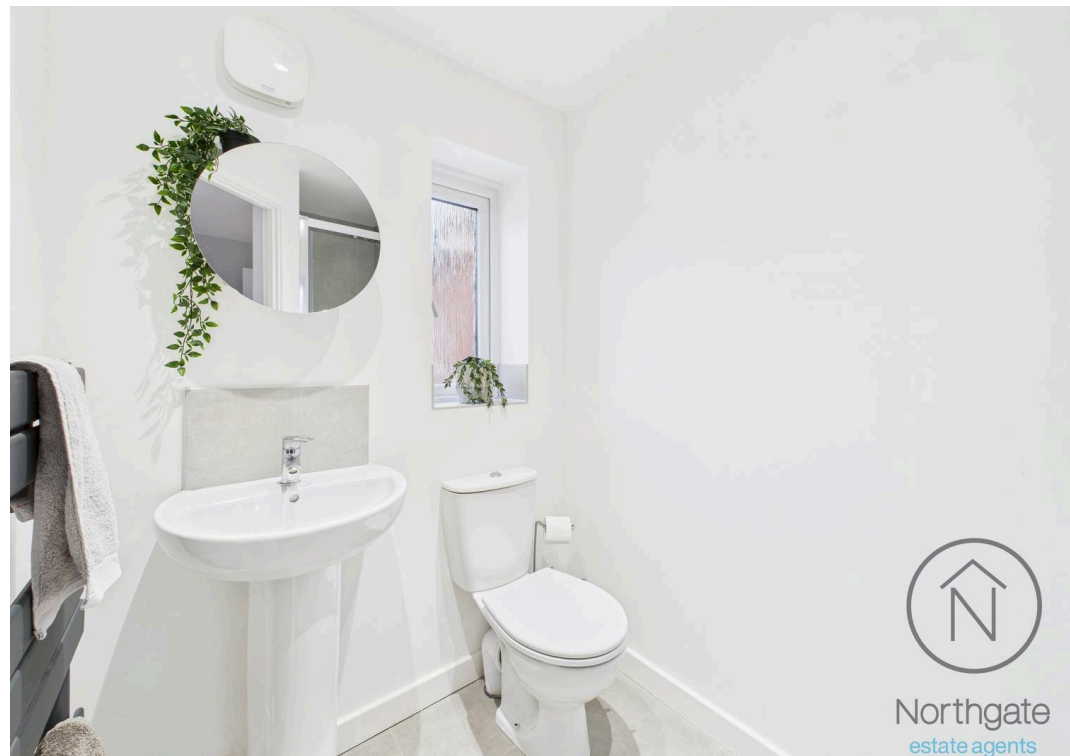
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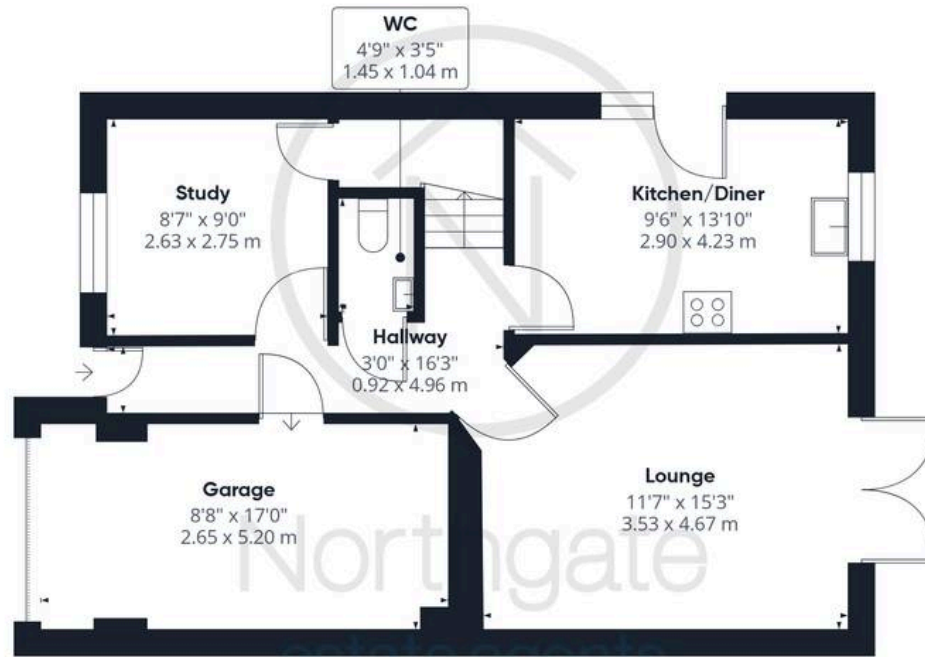
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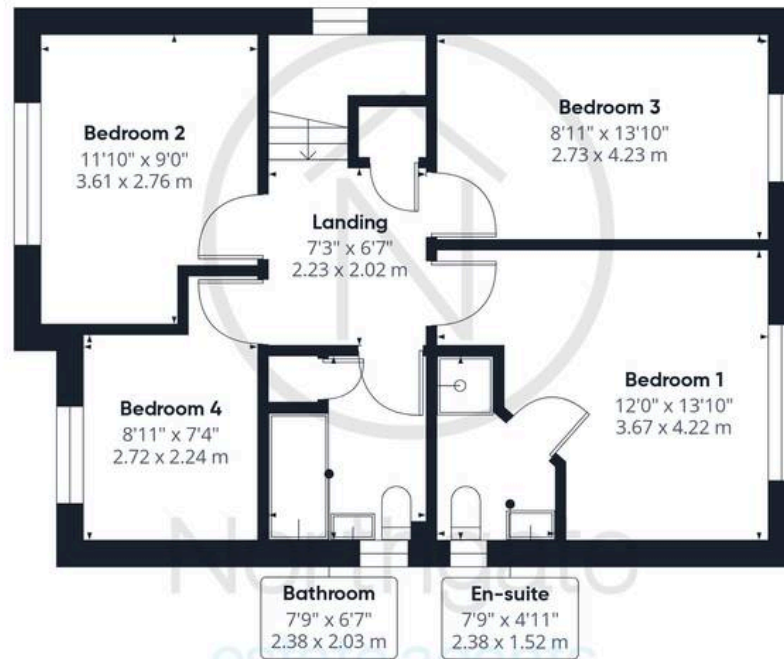


Ground Floor

Approximate total area⁽¹⁾

1221 ft²

113.6 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



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