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Acle Burn Newton Aycliffe, DL5 4XB

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Offers In Excess Of £640,000

Beautifully presented five bedroomed detached family home, which is located in a popular residential area in Woodham. Boasting five double bedrooms, double garage, driveway and private gardens, as well as being within walking distance of the prestigious Woodham Golf & Country Club. Located just a short distance from the A689 provides ideal commuter links to the A1(M) both North and South, whilst the town centre provides access to supermarkets, high street retail stores, cafes and healthcare services. The extensive public transport system provides access to neighbouring towns and villages such as Bishop Auckland, Darlington and Sedgefield.

In brief the property comprises; a spacious entrance hall leading through into the living room, dining room, family room, kitchen, utility room, conservatory and the cloakroom. The first floor contains the master bedroom with walk in wardrobe and ensuite, second bedroom with ensuite, three further double bedrooms and the family bathroom. Externally the property has a lawned garden to the front along with a large driveway leading up to the double garage. To the rear there is an extensive lawned garden along with a patio are ideal for outdoor furniture.

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GROUND FLOOR



1ST 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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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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	

Living Room

17'3" x 16'4"

The living room is an impressive size, located to the rear of the property, benefiting from neutral decor, wood flooring and space for an electric fire with feature surround. French doors to the rear lead into the garden.

Dining Room

13'0" x 11'8"

The dining room provides space for a dining table and chairs, further furniture and French doors lead in to the conservatory.

Reception Room

13'1" x 10'8"

A further reception room located to the front of the property which could be utilised as a home office, play room or family room. Bay window to the front elevation.

Kitchen

15'1" x 13'1"

The kitchen is fitted with a modern range of wall, base and drawer units, complementing work surfaces, breakfast bar, tiled splash backs and sink/drainage oven. Space is available for a range cooker and integrated appliances include; a fridge/freezer and dishwasher.

Utility Room

9'10" x 6'3"

The utility room is fitted with further units providing additional storage along with plumbing for a washing machine.

Conservatory

12'0" x 10'9"

The conservatory is a great addition to the property, providing a further seating area overlooking the garden.

Cloakroom

5'6" x 3'7"

Fitted with a WC and wash hand basin.

Master Bedroom

17'8" x 11'3"

The master bedroom is a generous double bedroom, with space for a king sized bed and further furniture, benefiting from built in wardrobes, additional walk in wardrobe and access leading into the ensuite.

Ensuite

13'9" x 7'1"

Newly fitted modern ensuite which contains a double walk in shower cubicle, free standing bath, WC and wash hand basin.

Bedroom Two

16'0" x 11'4"

The second bedroom is another large double bedroom, with fitted storage and access into the ensuite.

Ensuite

9'6" x 5'6"

The ensuite contains a double shower cubicle, WC and wash hand basin.

Bedroom Three

13'1" x 11'9"

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

Bedroom Four

15'1" x 11'3"

Bedroom four is again a double room with window to the rear elevation.

Bedroom Five

13'1" x 10'7"

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

Bathroom

10'2" x 7'2"

The recently refurbished family bathroom contains a bath, double shower cubicle, WC and wash hand basin.

External

Externally the property has a lawned garden to the front along with a large driveway leading up to the double garage. To the rear there is an extensive lawned garden along with a patio area ideal for outdoor furniture.

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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.











