



Patenson Court, Newton Aycliffe
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Offers Invited Between £280,000 And £290,000



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Offers Invited Between £280,000 And £290,000 - This charming four-bedroom detached home occupies a desirable corner plot in the sought-after Cobbers Hall area of Newton Aycliffe.

The ground floor offers excellent practicality, featuring a convenient WC and utility room to support everyday living. The property boasts a range of versatile reception spaces, including a spacious lounge, a separate study/dining room, and a generous kitchen/diner—perfect for both entertaining guests and relaxing with family.

Upstairs, the first floor comprises a well-proportioned master bedroom with en-suite, along with three additional bedrooms and a family bathroom, providing ample accommodation for growing families.

Externally, the property benefits from substantial front and side gardens, offering fantastic outdoor space to enjoy. Whether you're looking to unwind, entertain, or design your own modern landscaped garden, the possibilities here are endless. A significant added advantage is the double garage located opposite the property.

This is a wonderful opportunity to acquire a spacious home with great potential, both inside and out. Early viewing is highly recommended—contact us today to arrange yours.

Council Tax band: E

Tenure: Freehold



Entrance Hallway

5'6" x 3'5" (1.68 x 1.06 m)

Hallway

7'11" x 3'5" (2.42 x 1.05 m)

Lounge

13'5" x 10'10" (4.09 x 3.32 m)

Study | Dining Room

10'0" x 10'9" (3.06 x 3.28 m)

Kitchen|Diner

9'11" x 20'2" (3.03 x 6.15 m)

Utility Room

6'1" x 5'2" (1.86 x 1.59 m)

Wc

3'0" x 4'6" (0.93 x 1.38 m)

Landing

8'2" x 6'3" (2.49 x 1.93 m)

Bedroom 1

11'9" x 9'8" (3.59 x 2.96 m)

En-suite

4'4" x 6'6" (1.33 x 1.99 m)

Bedroom 2

11'7" x 8'8" (3.55 x 2.66 m)

Bedroom 3

10'3" x 8'10" (3.15 x 2.71 m)

Bedroom 4

8'4" x 7'9" (2.54 x 2.37 m)

Family Bathroom

6'5" x 9'0" (1.97 x 2.77 m)





GARDEN

Large front and side gardens

REAR GARDEN

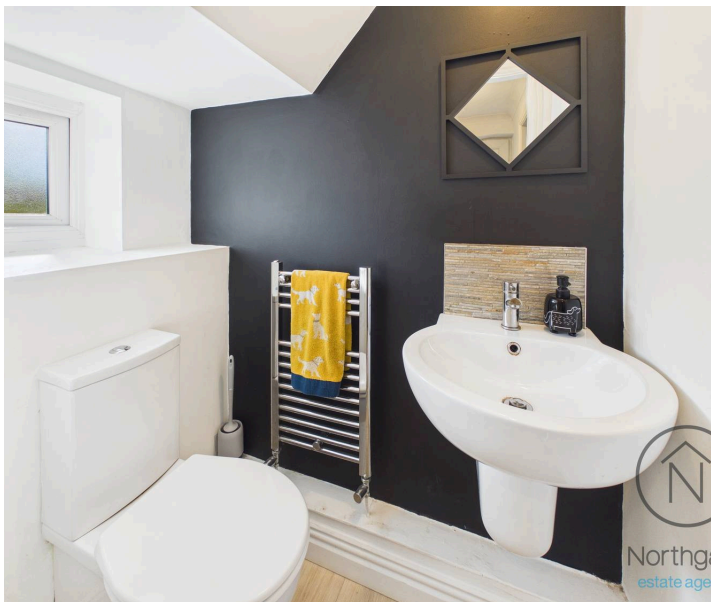
Garage

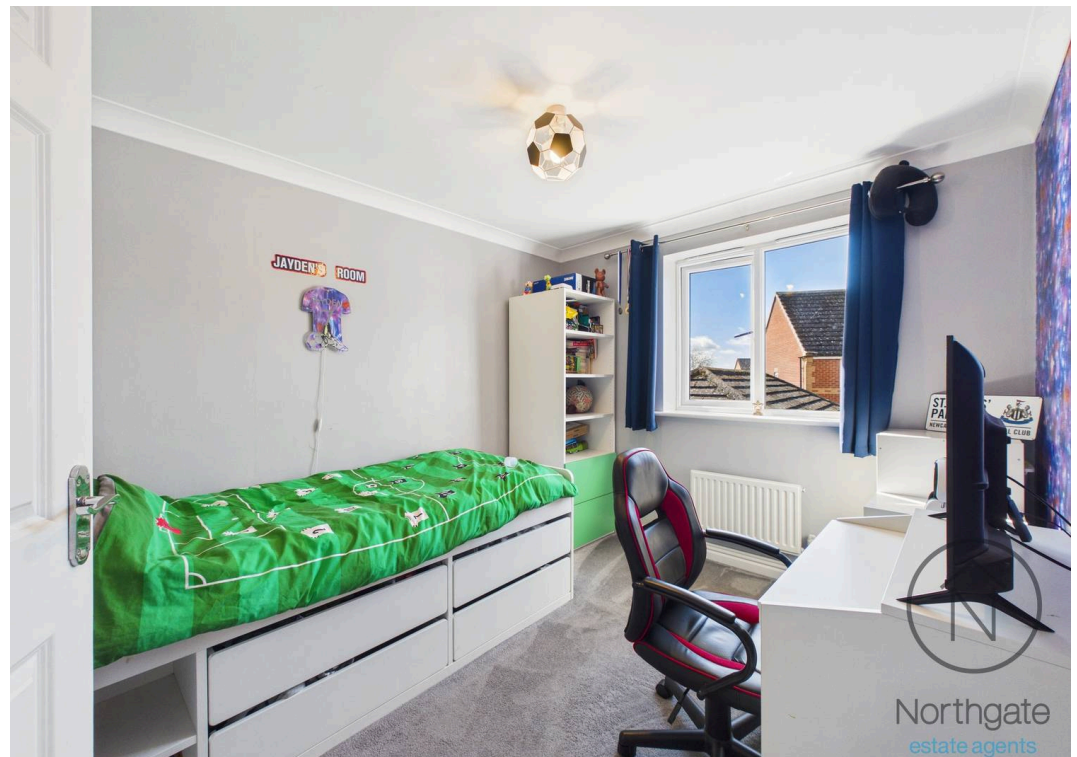
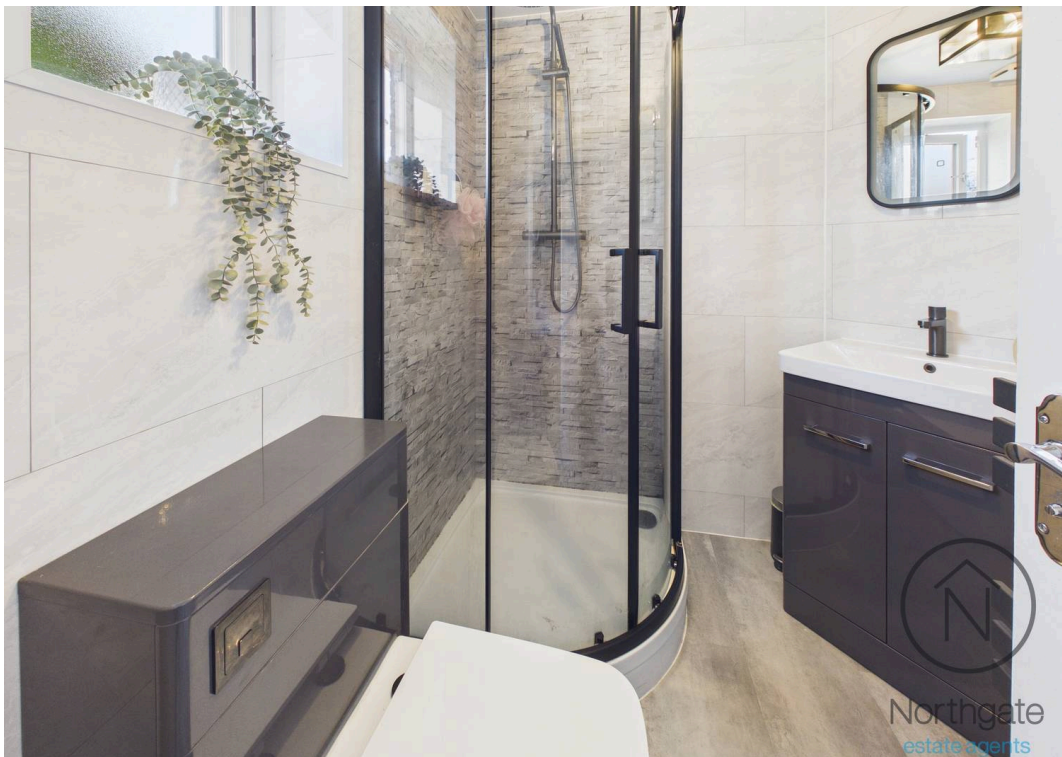
Double Garage

Driveway

2 Parking Spaces

- Four Bedroom Detached
- Corner Plot
- Ground Floor WC, Utility
- Several Reception Rooms
- Double Garage
- Energy Efficiency Rating: D

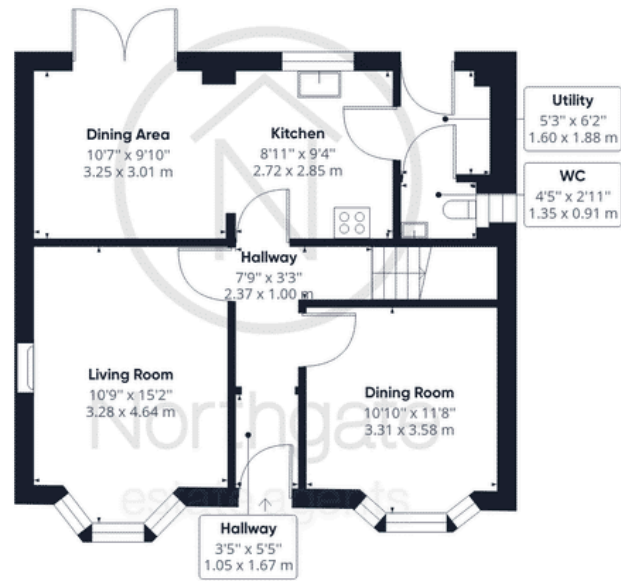








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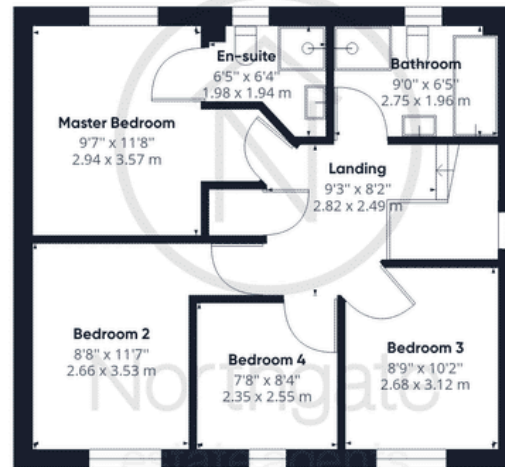


Ground Floor

Approximate total area⁽¹⁾

1181.47 ft²

109.76 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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