



Wakenshaw Drive, Newton Aycliffe  
Newton Aycliffe



Offers In Excess of £240,000



## 15 Wakenshaw Drive

Newton Aycliffe, Newton Aycliffe

**Offers In Excess of £240,000 - This property is priced very competitively to allow some modernisation and Improvement, offering an excellent opportunity for buyers to acquire a modern five bedroom home at this price level.**

It presents great potential to create a fantastic living space tailored to your own taste and style. We are delighted to offer for sale this superbly appointed modern five-bedroom detached property, offering spacious and well-planned accommodation **ideal for both family living and home office working if needed.**

The impressive accommodation briefly comprises an entrance hall, cloakroom/WC, elegant living room, and a fitted open-plan kitchen and dining room complete with French doors leading to the **very recently modernised** rear garden, creating a bright and sociable space for everyday living and entertaining.

To the first floor there are four bedrooms, one of which benefits from an en-suite, together with three further well-proportioned bedrooms and a family bathroom/WC.

The second floor hosts the principal bedroom, featuring its own en-suite shower room/WC, providing a private and versatile space ideal for a master suite, guests, or older children.

Externally, The property benefits from a fully block-paved driveway to the front and drive, providing ample off-street parking and access to the large garage. To the rear, the property boasts a beautifully landscaped garden designed for both relaxation and entertaining. A generous paved patio area provides the perfect space for outdoor dining and social gatherings, while the central lawn offers an attractive and low-maintenance green space ideal for families.



**Hallway**

5'8" × 6'8" (1.74 × 2.04 m)

**Lounge**

13'10" × 12'10" (4.23 × 3.93 m)

**Kitchen/Diner**

11'9" × 17'8" (3.58 × 5.41 m)

**WC**

4'7" × 4'5" (1.40 × 1.37 m)

**Garage**

18'3" × 9'0" (5.57 × 2.76 m)

**Bedroom 2**

10'4" × 10'10" (3.17 × 3.30 m)

**En-suite**

5'4" × 5'10" (1.63 × 1.80 m)

**Bedroom 3**

8'6" × 11'6" (2.59 × 3.51 m)

**Bedroom 4**

8'7" × 8'3" (2.62 × 2.54 m)



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**Landing**

3'6" × 2'10" (1.07 × 0.88 m)

**Bedroom 1**

15'6" × 9'5" (4.75 × 2.87 m)

**En-suite**

5'7" × 8'2" (1.72 × 2.51 m)



**FRONT GARDEN**

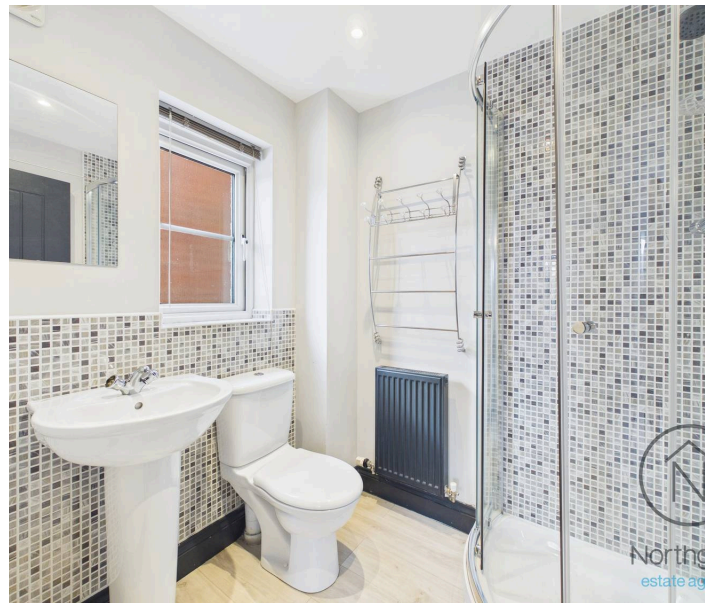
**REAR GARDEN**

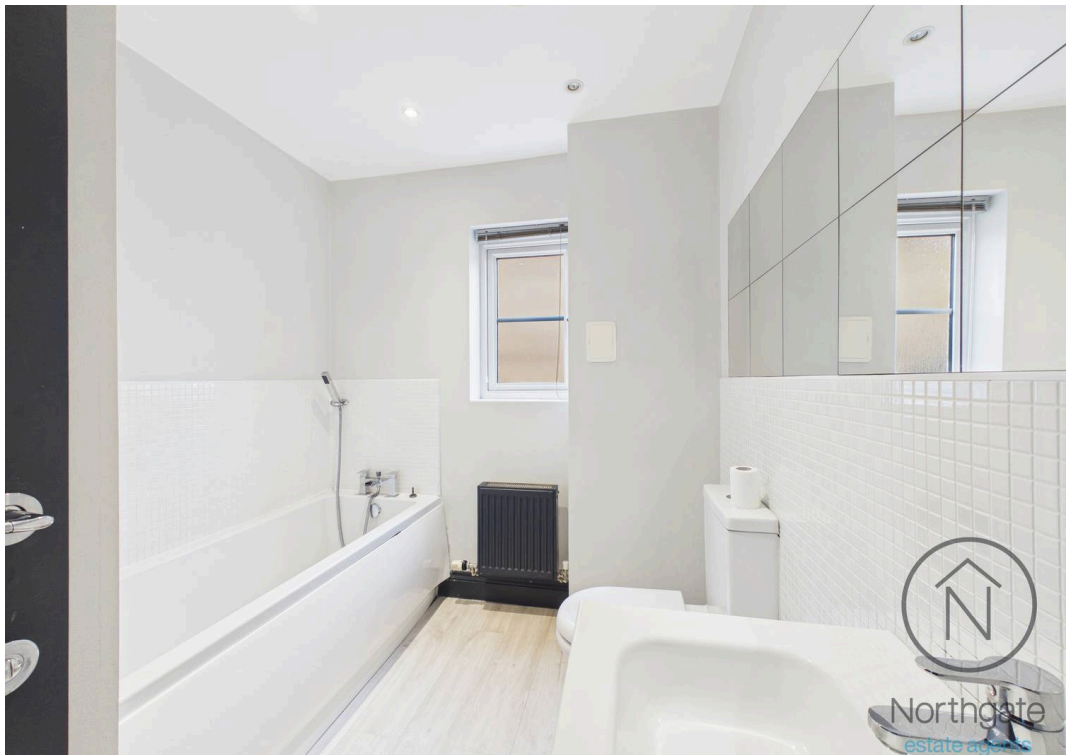
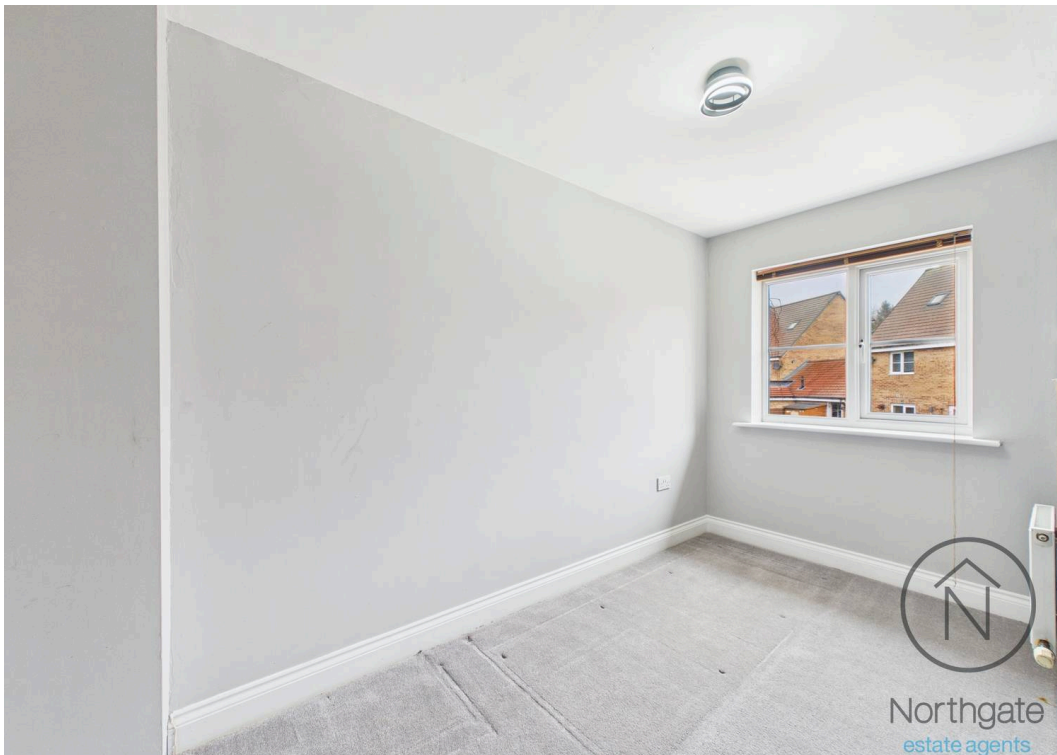
**GARAGE**

Single Garage

**DRIVEWAY**

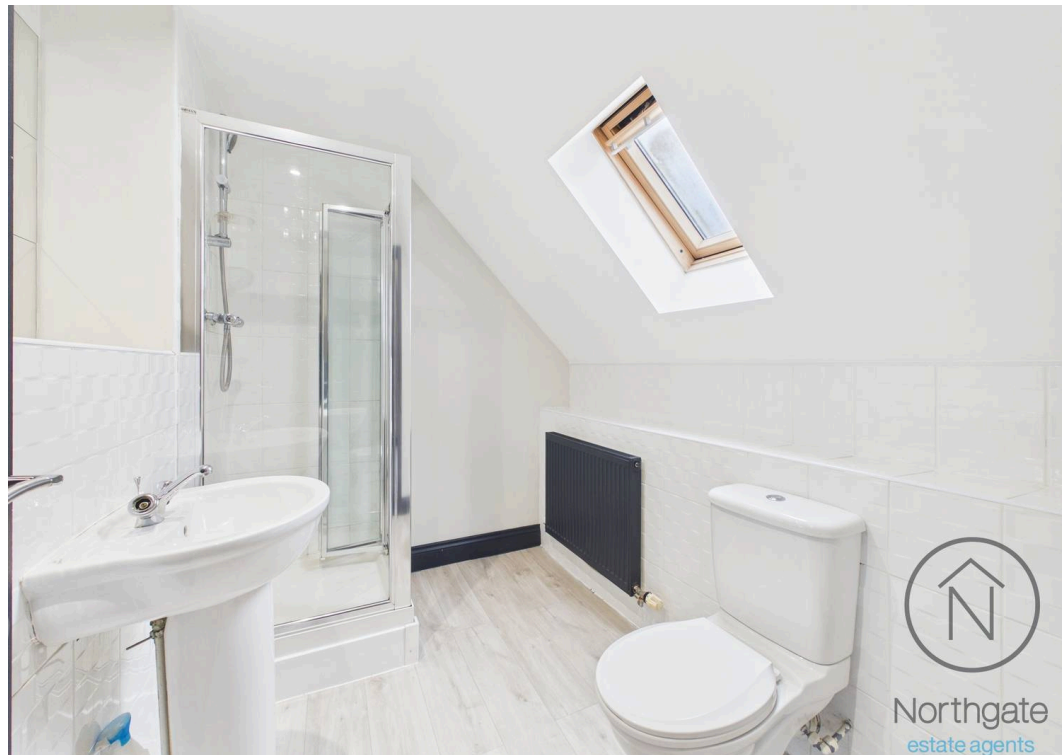
2 Parking Spaces







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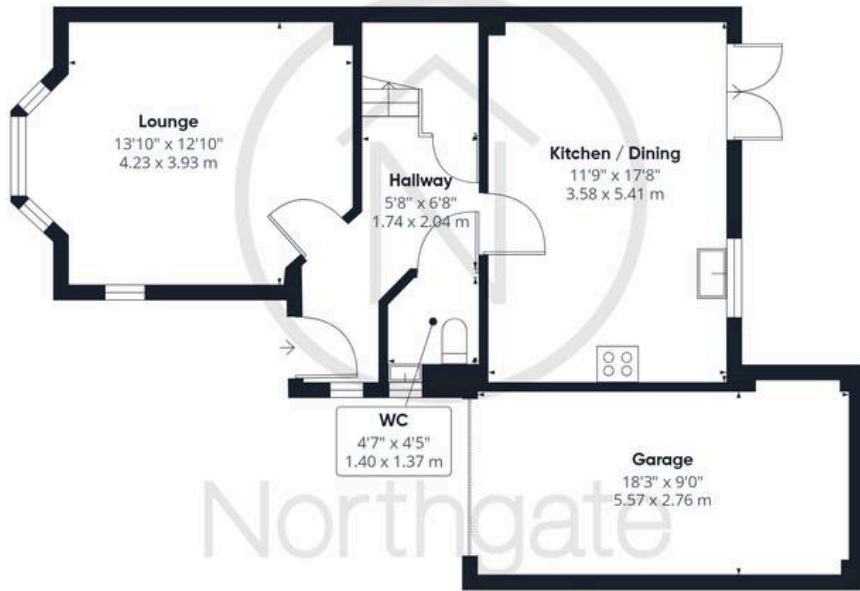
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Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
1384 ft<sup>2</sup>  
128.6 m<sup>2</sup>

**Reduced headroom**  
16 ft<sup>2</sup>  
1.5 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.

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