



Wakenshaw Drive, Newton Aycliffe
Newton Aycliffe



Offers in Region of £200,000



12 Wakenshaw Drive

Newton Aycliffe, Newton Aycliffe

Pleasantly situated in the sought-after Cobbler's Hall area of Newton Aycliffe, this spacious three-storey four bedroom townhouse offers the perfect blend of comfort, style, and convenience.

Split across three levels, the ground floor welcomes you with a versatile layout, including two reception rooms that provide ample space for both relaxation and entertaining. The dining room features elegant French doors opening out to a low-maintenance enclosed rear garden—ideal for al fresco dining or unwinding outdoors. The fitted kitchen is both practical and stylish, well-suited to modern living.

On the first floor, you'll find three well-proportioned bedrooms, offering flexibility for family use, guests, or even a home office. This level is served by a family bathroom/WC, ensuring day-to-day convenience.

The second floor is dedicated to the principal bedroom, a generous and peaceful retreat that benefits from built-in wardrobes and its own en-suite shower room/WC.

Externally, the property features a decked patio area leading to a lawned garden, perfect for outdoor relaxation or entertaining. There is gated access to the garage and parking area

Council Tax band: C

Tenure: Freehold



Entrance Hall

3'9" x 4'0" (1.17m x 1.24m)

Lounge

14'6" x 12'8" (4.43m x 3.86m)

Kitchen

9'1" x 6'11" (2.78m x 2.12m)

Dining Area

8'0" x 8'4" (2.46m x 2.54m)

WC

3'4" x 4'6" (1.03m x 1.39m)

Landing

16'2" x 6'11" (4.94 x 1.86 m)

Bedroom 2

9'2" x 9'6" (2.81 x 2.90 m)

Bedroom 3

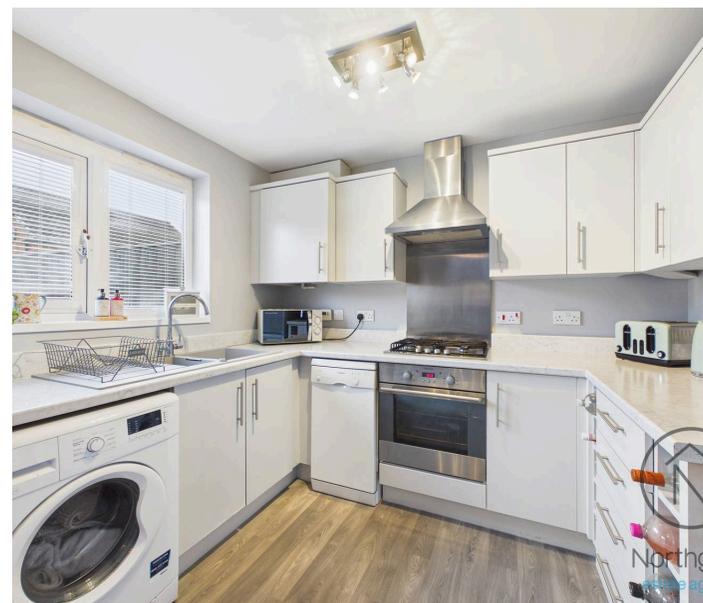
7'9" x 9'4" (2.38 x 2.85 m)

Bedroom 4

7'9" x 6'1" (2.38 x 1.86 m)



Northgate



Family Bathroom

6'6" x 5'4" (1.99 x 1.63 m)

Landing

3'9" x 4'1" (1.15 x 1.26 m)

Bedroom 1

12'4" x 12'7" (3.78 x 3.86 m)

En-suite

8'8" x 4'2" (2.66 x 1.28 m)

Garage



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FRONT GARDEN

REAR GARDEN

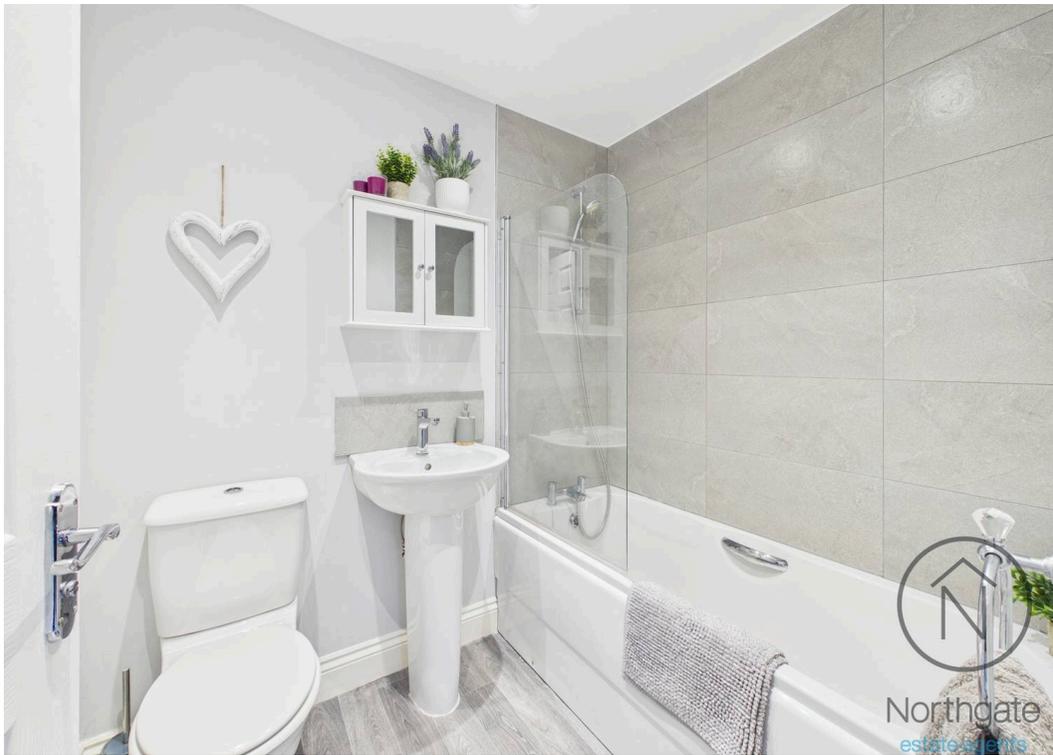
Garage

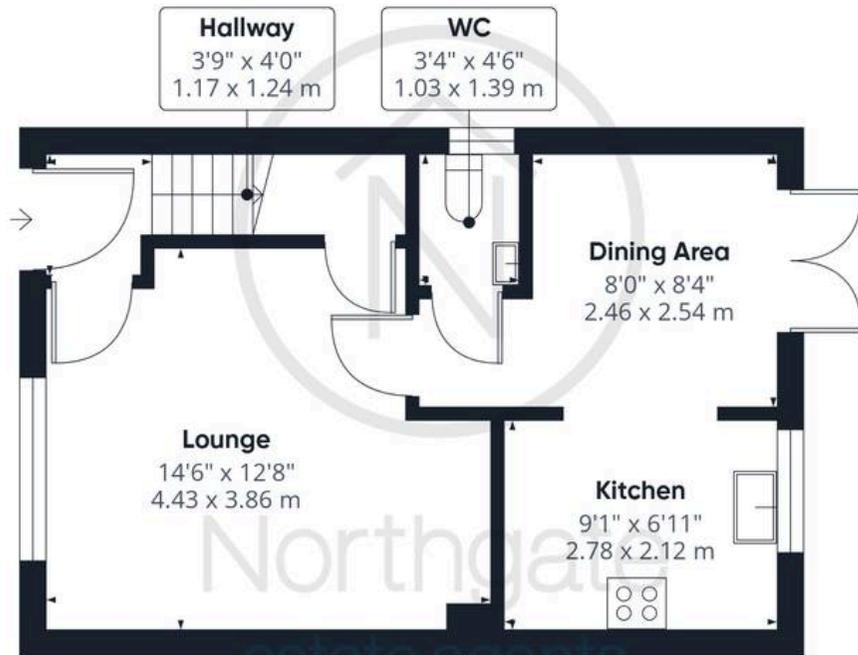
Single Garage

- Beautiful Four Bedroom Town House
- Modern Fitted Kitchen / Dining Area
- Ground Floor Wc
- Master Bedroom with En-suite / Built in Wardrobes
- Detached Garage
- Energy Performance Certificate: C





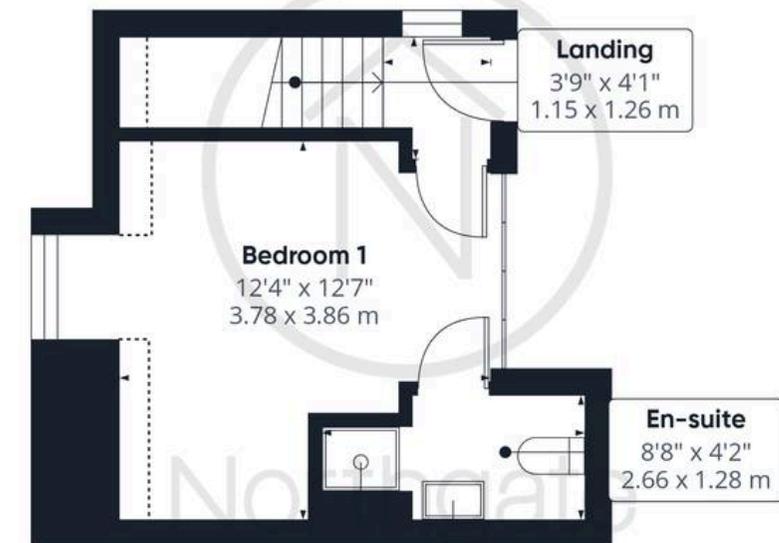




Ground Floor



Floor 1



Floor 2



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Approximate total area⁽¹⁾

881 ft²

81.9 m²

Reduced headroom

9 ft²

0.8 m²

(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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