



15 Stag Lane, Newton Aycliffe
Newton Aycliffe



In Excess of £280,000



15 Stag Lane

Newton Aycliffe, Newton Aycliffe

Beautifully presented and well maintained four-bedroom family home, ideally situated on Stag Lane in the highly sought-after Woodham area.

This superb home has been thoughtfully cared for and offers excellent living space, featuring a generous living room with feature electric fire, perfect for relaxing and entertaining, a separate dining room, and a bright sunroom overlooking the garden. A versatile additional reception room provides the ideal space for a home office, playroom or second sitting room. The kitchen is complemented by a breakfast area, utility room and ground floor WC, creating a practical and well-designed layout for modern family life.

To the first floor are four well-proportioned bedrooms, including a spacious principal bedroom with ensuite, together with a family bathroom. The fourth bedroom offers flexibility as a nursery, dressing room or office depending on your needs.

Externally, the property continues to impress with a large block paved frontage providing ample off-street parking, complemented by a lawned garden area which enhances the home's kerb appeal. To the rear, there is a well-maintained garden featuring a patio seating area and raised lawn, ideal for outdoor entertaining and family enjoyment. The property also benefits from an integral garage and a detached summer house, perfect for use as a relaxing retreat, home office or hobby space.

Further benefits include double glazing, gas central heating and a solar panel system with battery storage, helping to improve energy efficiency and reduce running costs.

A superb opportunity to acquire a spacious, well



Entrance Hallway

4' 8" x 4' 0" (1.42m x 1.22m)

Living Room

16' 4" x 13' 2" (4.97m x 4.02m)

Dining Room

8' 6" x 8' 11" (2.58m x 2.72m)

Sunroom

8' 7" x 8' 11" (2.61m x 2.73m)

Kitchen

8' 4" x 11' 7" (2.55m x 3.54m)

The kitchen benefits from a full range of integrated appliances including fridge, dishwasher, and double oven with microwave, complemented by a gas hob, boiling water tap, and separate space for a freestanding fridge/freezer or larder storage.

Breakfast Room

8' 4" x 7' 10" (2.55m x 2.39m)

Utility Room

4' 5" x 4' 11" (1.35m x 1.50m)

The utility room benefits from an extractor fan and dedicated space for both a washing machine and tumble dryer.

WC

3' 7" x 4' 10" (1.09m x 1.48m)

Sitting Room / Study / Playroom

15' 4" x 8' 8" (4.67m x 2.64m)

First Floor Landing

Bedroom One

11' 4" x 13' 2" (3.46m x 4.02m)

Bedroom one benefits from a range of fitted wardrobes and built-in storage units.

Ensuite

5' 3" x 5' 6" (1.60m x 1.68m)

Bedroom Two

14' 1" x 8' 11" (4.28m x 2.73m)





GARDEN

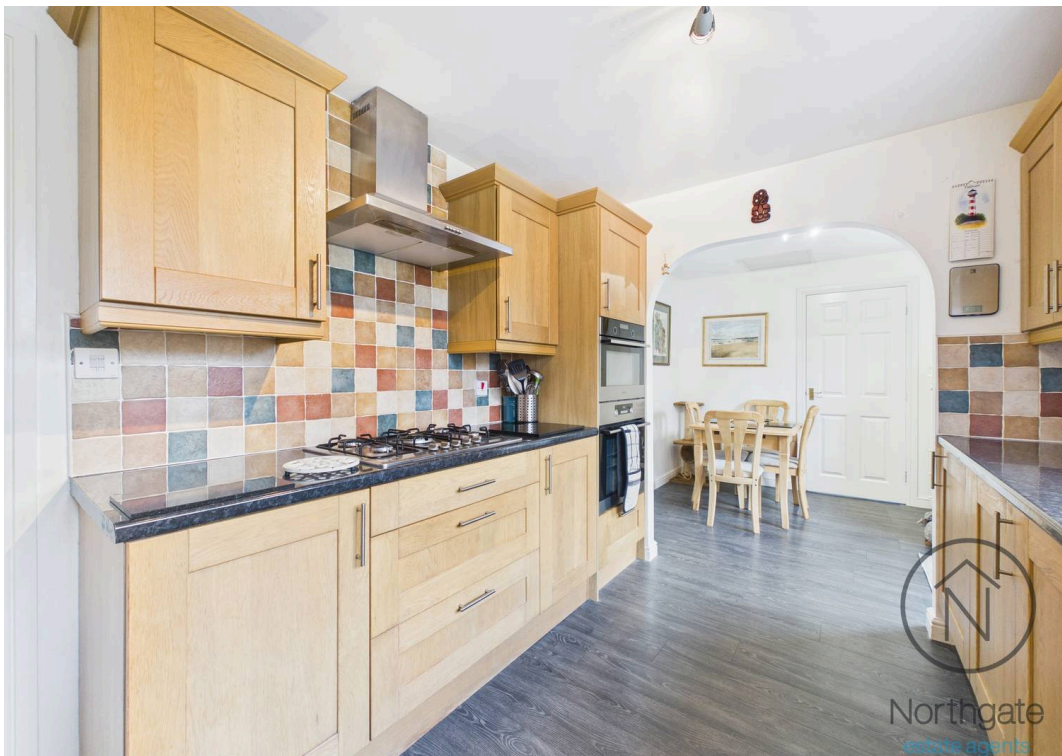
GARAGE

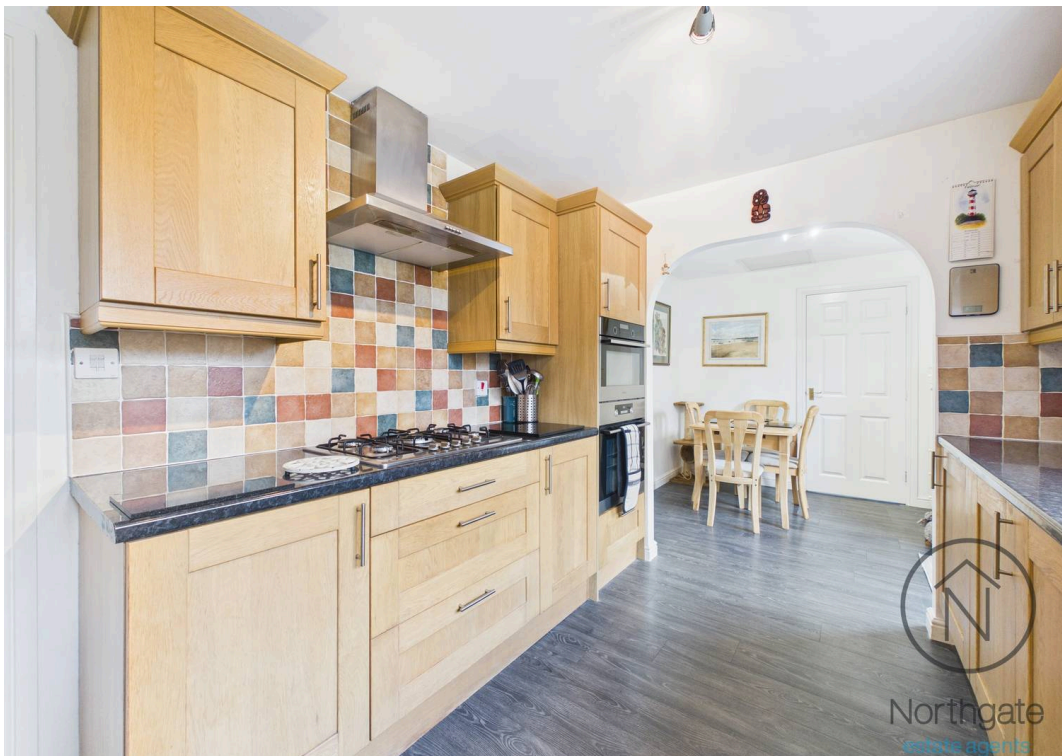
Single Garage

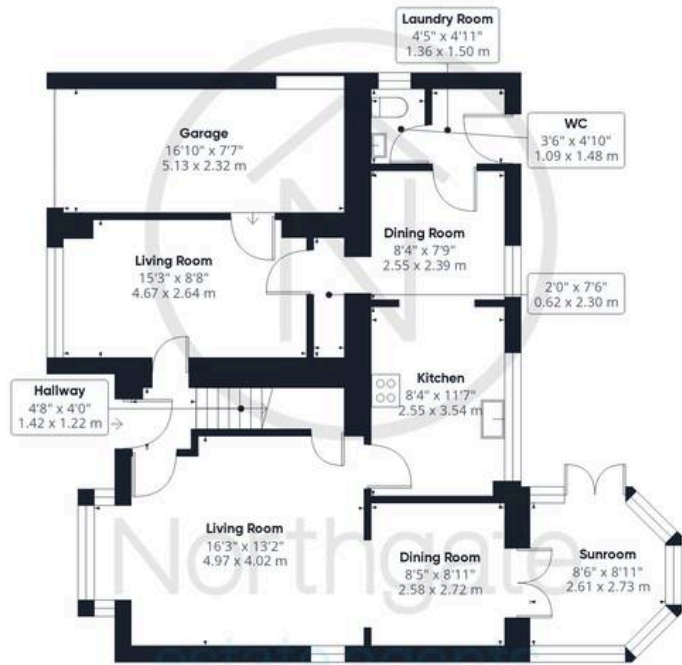
DRIVEWAY

6 Parking Spaces









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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Approximate total area⁽¹⁾

1494 ft²

138.7 m²

(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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