



Eden Grove, Middridge  
Newton Aycliffe



Offers In Excess of £325,000



## Eden Grove

Middridge, Newton Aycliffe

- Beautiful Entrance Hall| Downstairs WC
- Dual aspect Lounge with log burner | Separate Dining Room | Garden Room
- Modern Fitted Kitchen/Breakfast Room
- Three Double Bedrooms | Principal Bedroom with En-suite
- Gardens with a selection of trees, plants, wildlife pond and electric gate opening to driveway leading to detached garage
- Energy Performance Certificate: D

### **Extended Detached Family Home | Three Double Bedrooms | Stunning Garden Room | Sought-After Village of Middridge**

Situated within the highly desirable village of Middridge, this beautiful extended detached home offers generous and versatile accommodation, ideal for modern family living.

The property opens into a welcoming entrance hallway with a convenient ground floor WC/Cloakroom. The main living space is a bright dual aspect lounge featuring a log-burning stove set on a marble hearth, creating a cosy focal point. Oak folding doors lead through to a separate dining room, with tri-fold doors which flows seamlessly into an impressive garden room extension. With french doors opening onto the rear garden, this space is perfect for both entertaining and everyday living.

The kitchen/breakfast room is well-appointed with granite work surfaces and a range of integrated stainless steel appliances, including cooking appliances, a dishwasher, and freezer. Additional features include useful under-stair storage and contemporary LED lighting.

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To the first floor are three generously sized double bedrooms. The principal bedroom benefits from an en-suite shower room, while a family bathroom, complete with an overhead electric shower, serves the remaining bedrooms. A loft hatch provides access to a boarded loft space, offering valuable additional storage.

Externally, the property enjoys well-established, enclosed gardens featuring a variety of mature planting, lawned areas, and trees including maple, holly, crab apple, and Himalayan silver birch. A wildlife pond and garden shed & greenhouse further enhance this attractive outdoor space. Mature trees and shrubs mean that the garden is easily maintained.

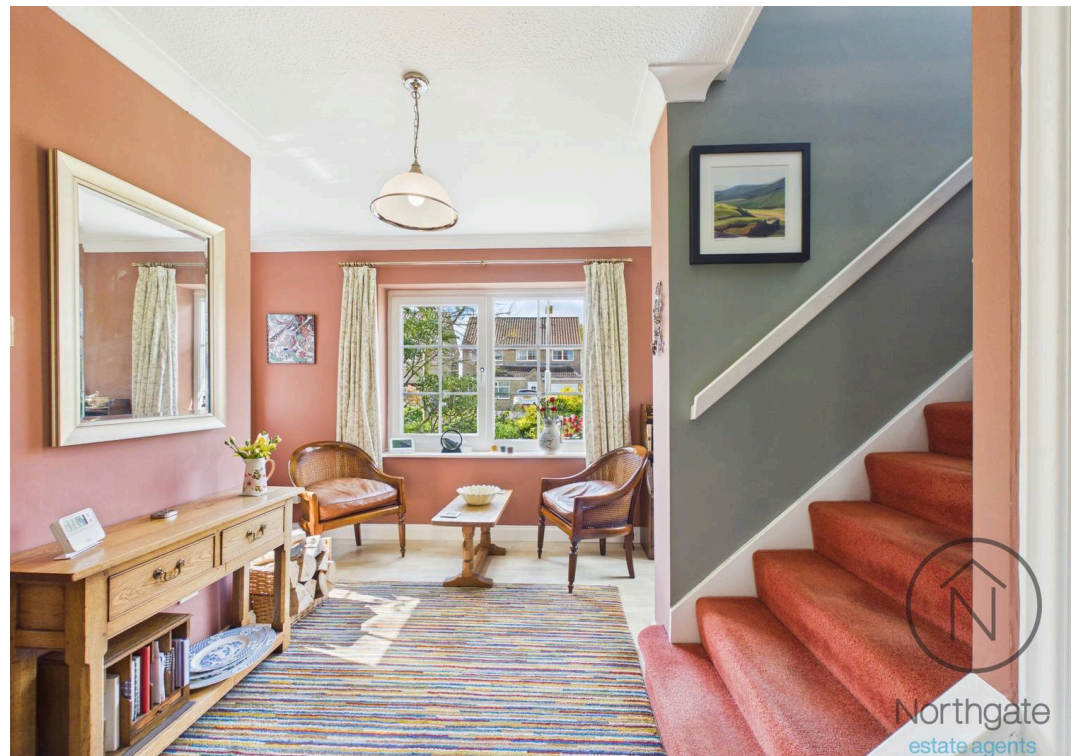
An electric sliding gate provides access to a private driveway, which in turn leads to a detached garage with an electric roller door.

Further benefits include gas central heating via a Worcester Bosch boiler, double glazing throughout, and a security alarm system.

Council Tax band: D

Tenure: Freehold









#### Hallway

7'7" x 11'8" (2.32 x 3.57 m)

#### WC & Cloakroom

3'5" x 6'2" (1.04 x 1.89 m)

#### Kitchen|Breakfast Room

8'4" x 11'10" (2.56 x 3.61 m)

#### Lounge

11'5" x 16'9" (3.48 x 5.12 m)

#### Dining Room

8'3" x 15'5" (2.52 x 4.70 m)

#### Sunroom

7'3" x 11'4" (2.21 x 3.46 m)

#### Landing

2'9" x 12'8" (0.85 x 3.88 m)

#### Bedroom 1

9'4" x 11'4" (2.87 x 3.47 m)

#### En-suite

5'3" x 5'9" (1.61 x 1.76 m)

#### Bedroom 2

10'7" x 12'2" (3.23 x 3.72 m)

#### Bedroom 3

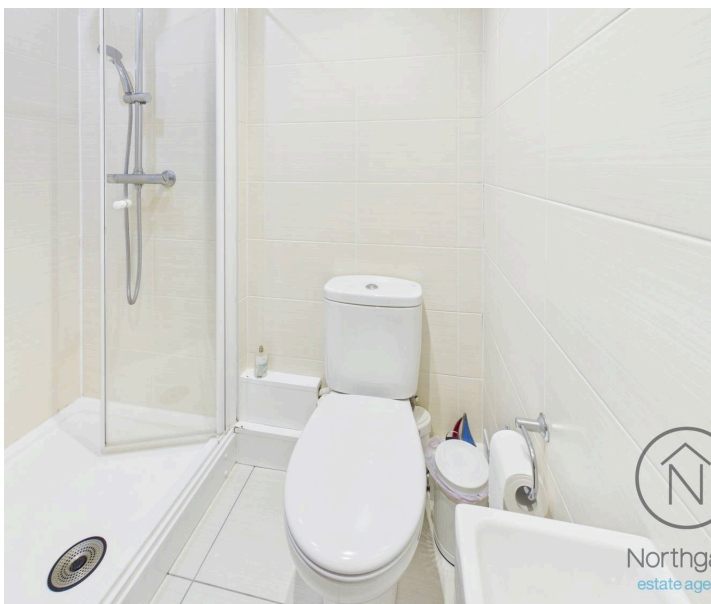
10'7" x 10'10" (3.23 x 3.32 m)

#### Bathroom

5'6" x 6'11" (1.68 x 2.11 m)

#### Garage

8'11" x 16'7" (2.74 x 5.07 m)





**FRONT GARDEN**

**REAR GARDEN**

**GARAGE**

Single Garage

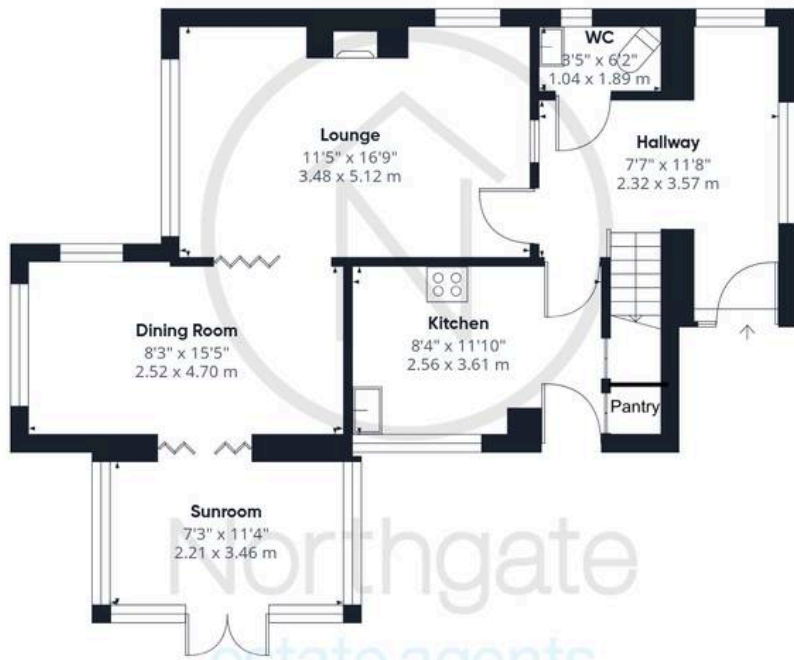
**DRIVEWAY**

2 Parking Spaces

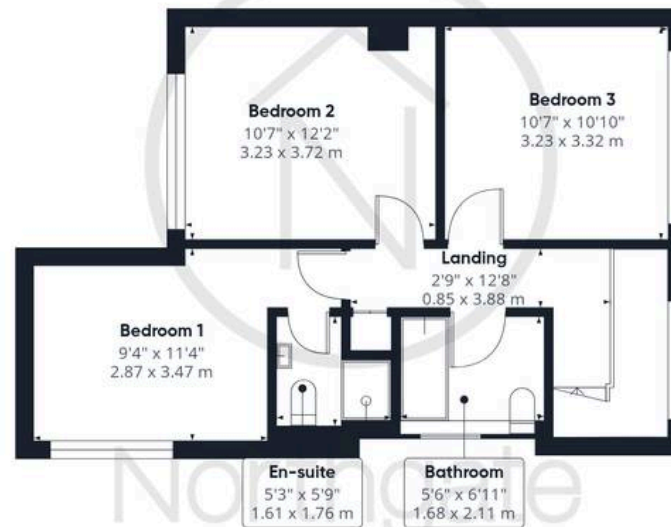








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Northgate  
estate agents

Approximate total area<sup>(1)</sup>

1304 ft<sup>2</sup>

121.2 m<sup>2</sup>

(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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