



20 The Pasture, Newton Aycliffe  
Newton Aycliffe



In Excess of £185,000





## 20 The Pasture

Newton Aycliffe, Newton Aycliffe

This beautifully presented **three-bedroom semi-detached family home** is located in the highly sought-after area of **Woodham, Newton Aycliffe**. With its modern design, practical layout, and well-kept gardens, it is perfectly suited to contemporary family living.

The ground floor comprises a welcoming entrance hall, a bright and spacious lounge, and an open-plan kitchen/dining area complete with integrated appliances. A convenient ground-floor W.C. adds further practicality. The lounge also features a carpeted storage cupboard for extra space.

Upstairs, there are three well-proportioned bedrooms, including a master bedroom with en-suite shower room, along with a stylish family bathroom. The loft has been partially boarded for storage.

Externally, the property boasts a neatly lawned front garden, a driveway providing ample parking, and an integral single garage with lighting and power. To the rear, a private enclosed garden offers a lawn and paved patio area, ideal for relaxing or entertaining.

Additional information: The property benefits from a standard **10-year new build warranty** (note that this does not cover the boiler, which is original, approximately 8 years old, and has been regularly serviced). There is **no estate maintenance fee**.

Council Tax band: C

Tenure: Freehold

- Stunning 3 Bed Semi Detached
- Tastefully Presented throughout
- Beautiful Kitchen/Diner
- En-suite Master



#### Hallway

3'8" × 7'4" (1.12 × 2.26 m)

#### Lounge

10'2" × 13'5" (3.11 × 4.10 m)

#### Kitchen/Diner

23'7" × 7'11" (7.20 × 2.43 m)

#### WC

3'0" × 4'4" (0.93 × 1.33 m)

#### Landing

6'0" × 5'3" (1.85 × 1.61 m)

#### Bedroom 1

9'8" × 13'1" (2.95 × 4.00 m)

#### En-suite

7'7" × 3'5" (2.33 × 1.06 m)

#### Bedroom 2

10'4" × 10'3" (3.16 × 3.13 m)

#### Bedroom 3

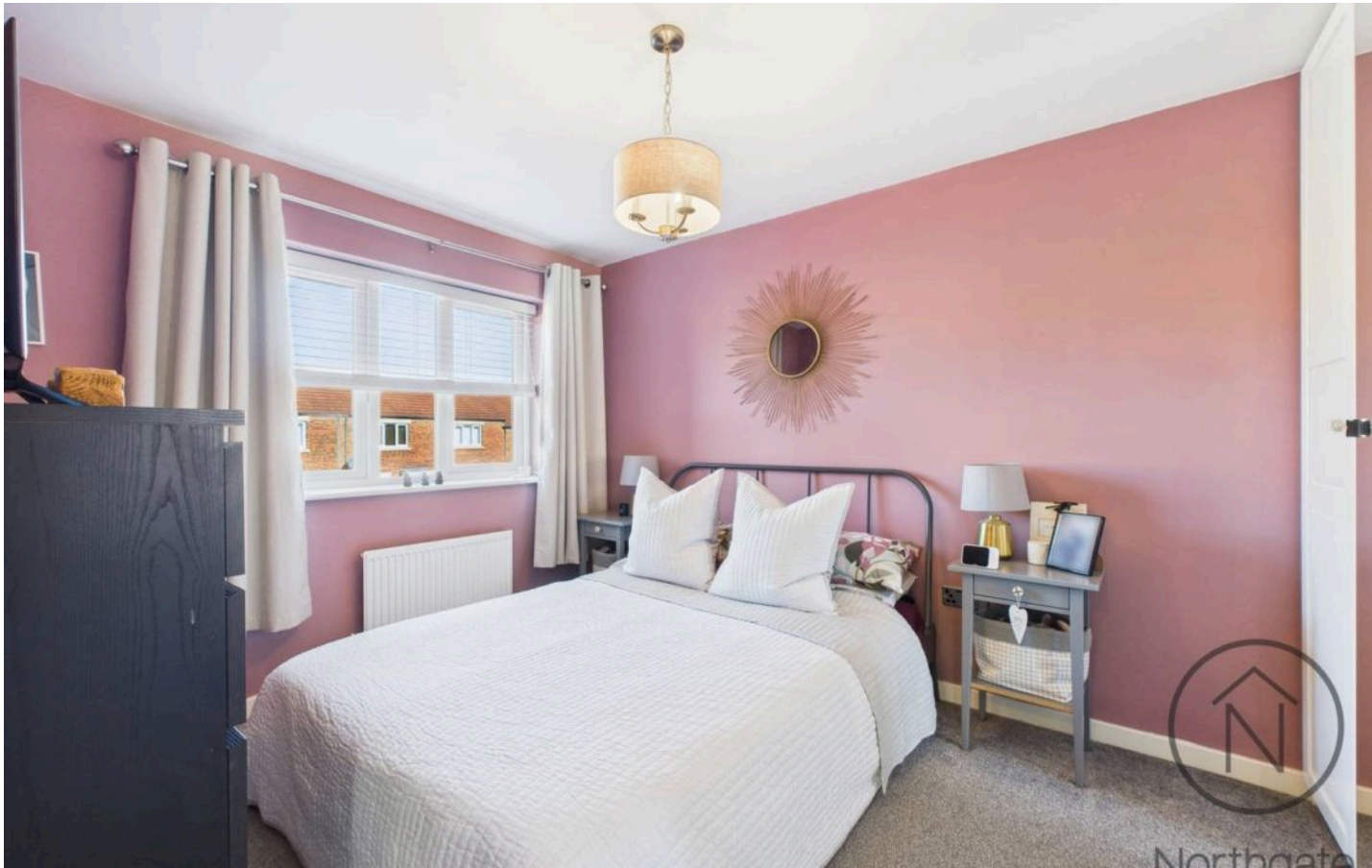
7'2" × 11'1" (2.20 × 3.38 m)

#### Bathroom

6'8" × 5'5" (2.03 × 1.67 m)







**FRONT GARDEN**

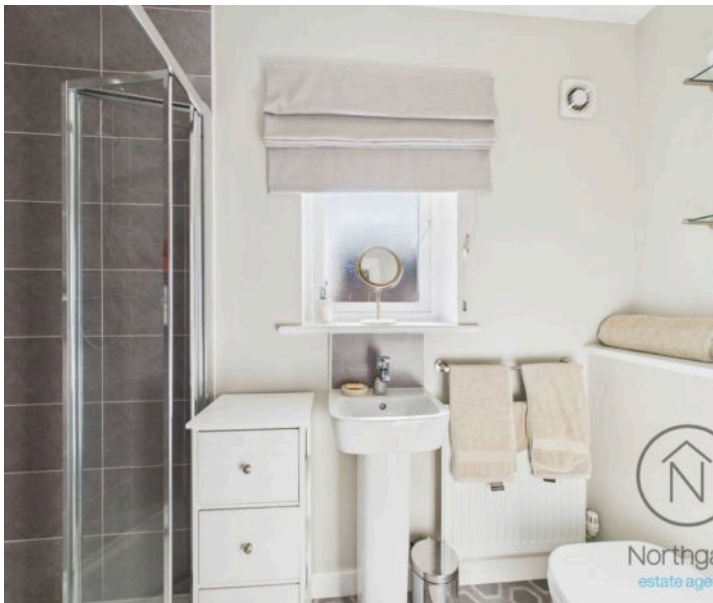
**REAR GARDEN**

**GARAGE**

Single Garage

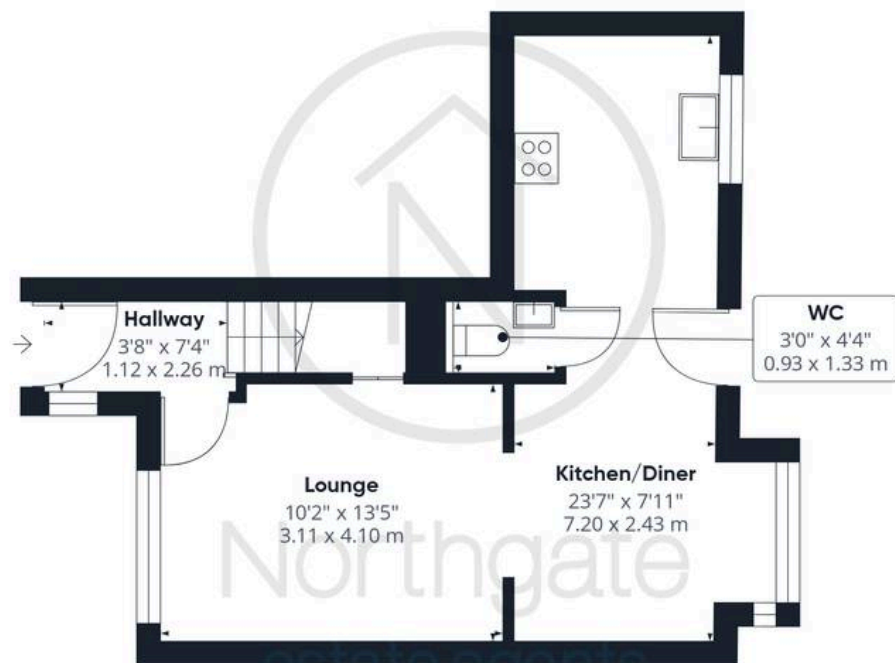
**DRIVEWAY**

1 Parking Space

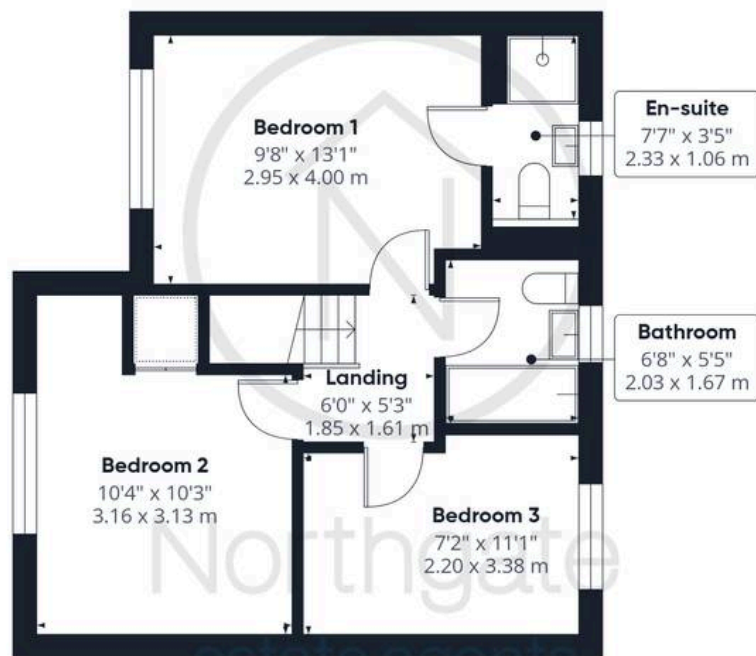








Ground Floor



Floor 1

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

820 ft<sup>2</sup>

76.1 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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