

28 Eden Grove, Middridge

Newton Aycliffe

In Excess of £275,000



28 Eden Grove

Middridge, Newton Aycliffe

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 reduced 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.

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.

The front double bedroom is currently set up as a home office, this still leaves ample room for a single bed and other furniture.

A loft hatch provides access to a boarded loft space, offering valuable additional storage.







Hallway
7'7" × 11'8" (2.32 × 3.57 m)

WC & Cloakroom
3'5" × 6'2" (1.04 × 1.89 m)

Kitchen|Breakfast Room
8'4" × 11'10" (2.56 × 3.61 m)

Lounge
11'5" × 16'9" (3.48 × 5.12 m)

Dining Room
8'3" × 15'5" (2.52 × 4.70 m)

Sunroom
7'3" × 11'4" (2.21 × 3.46 m)

Landing
2'9" × 12'8" (0.85 × 3.88 m)

Bedroom 1
9'4" × 11'4" (2.87 × 3.47 m)

En-suite
5'3" × 5'9" (1.61 × 1.76 m)

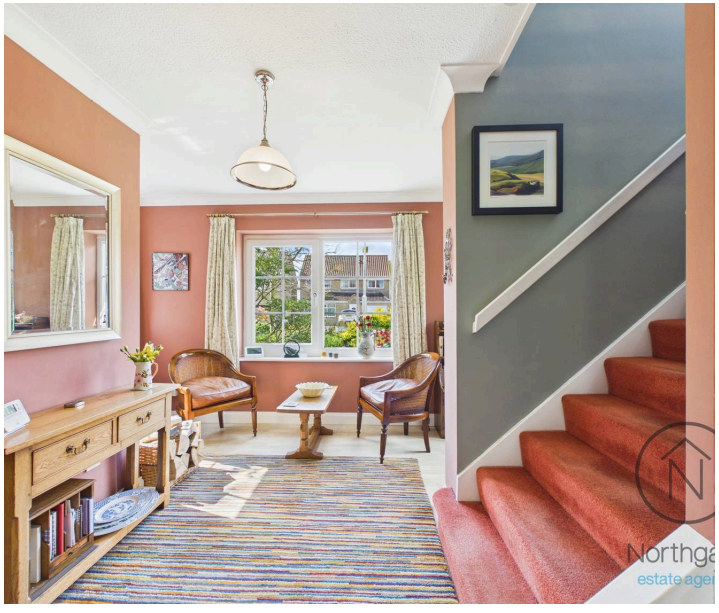
Bedroom 2
10'7" × 12'2" (3.23 × 3.72 m

Bedroom 3
10'7" × 10'10" (3.23 × 3.32 m)

Bathroom
5'6" × 6'11" (1.68 × 2.11 m)

Garage
8'11" × 16'7" (2.74 × 5.07 m)







FRONT GARDEN

REAR GARDEN

GARAGE

Single Garage

DRIVEWAY

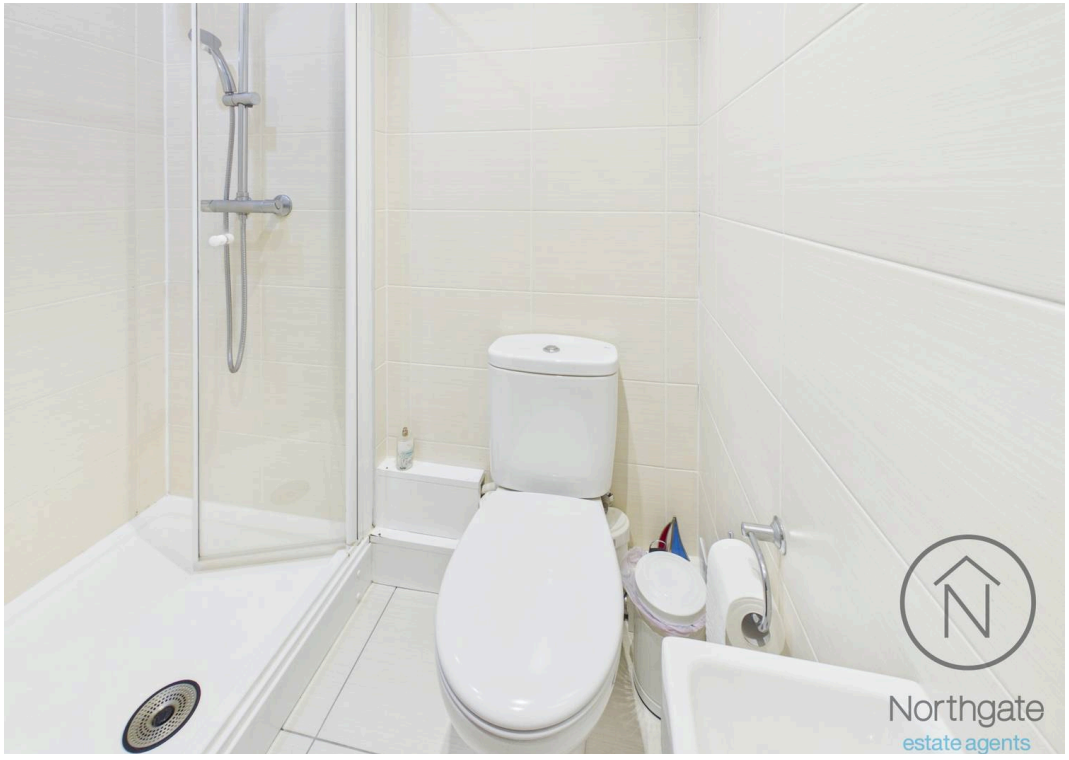
2 Parking Spaces


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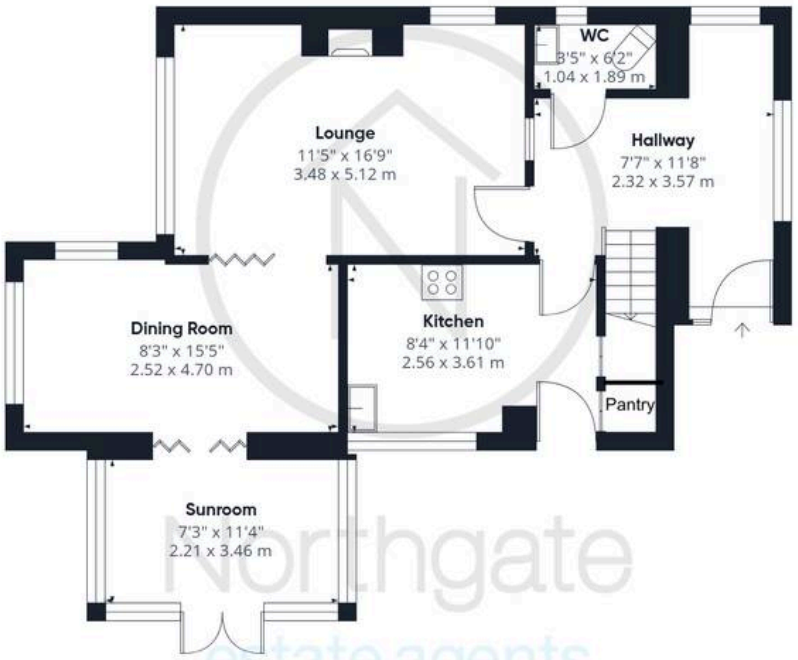

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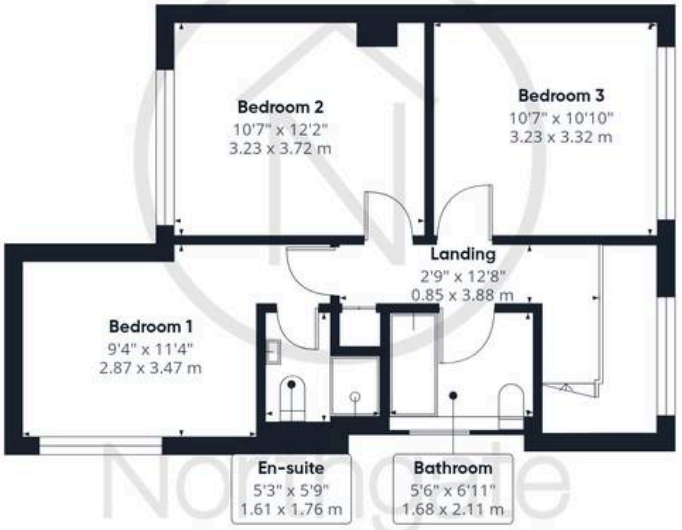

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

1304 ft²

121.2 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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