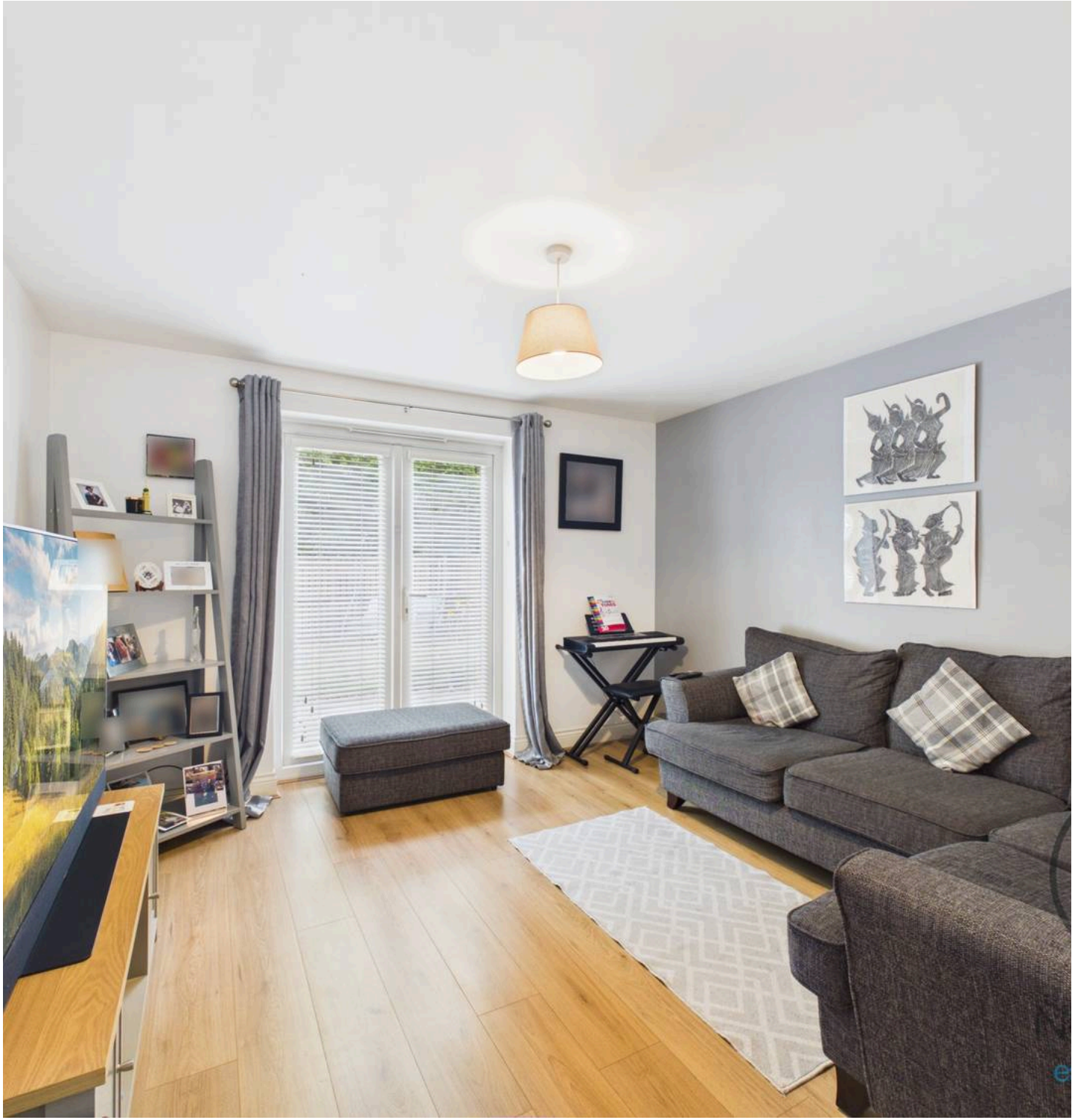
11 Annand Way, Newton Aycliffe

Newton Aycliffe

Offers Over £190,000



11 Annand Way

Newton Aycliffe

A beautifully presented and versatile **three/four bedroom family home**, offering modern and flexible accommodation arranged over two floors.

The ground floor features a welcoming lounge with **French doors opening directly onto the rear garden**, creating a lovely connection between the indoor and outdoor living spaces. There is also a separate dining room/study and a **lovely modern kitchen**, providing a stylish and practical space for everyday family life.

The **converted garage is currently used as a spacious family room**, offering excellent additional living space with the flexibility to be used as a fourth bedroom, home office or playroom. A convenient WC completes the ground floor.

Upstairs, there are **three well-proportioned bedrooms**, with **two bedrooms benefiting from built-in wardrobes**. The master bedroom further benefits from its own **en-suite**, while a family bathroom serves the remaining bedrooms.

Externally, the property benefits from a **rear garden** and **off-road parking for up to three cars**.

The property offers a fantastic combination of modern living, flexible accommodation and practical features, making it an ideal family home.

Please note, some photographs have been digitally enhanced for marketing purposes, including the removal of furniture and personal belongings.

The legal pack includes:

- *Evidence of title*
- *Standard searches (regulated local authority, water & drainage & environmental)*

Entrance Hallway
12'9" × 3'8" (3.89 × 1.12 m) 3'3" x 4'7" (1.01 x 1.40 m)

Dining Room/Study
9'11" × 8'8" (3.03 × 2.65 m)

Family Room/Bedroom 4
15'8" × 7'4" (4.79 × 2.25 m)

Lounge
11'9" × 11'5" (3.60 × 3.57 m)

Kitchen
10'9" × 8'11" (3.29 × 2.73 m)

WC
2'10" × 5'9" (approx. 0.87 × 1.77 m)

Landing
10'3" × 3'2" (3.13 × 0.97 m)

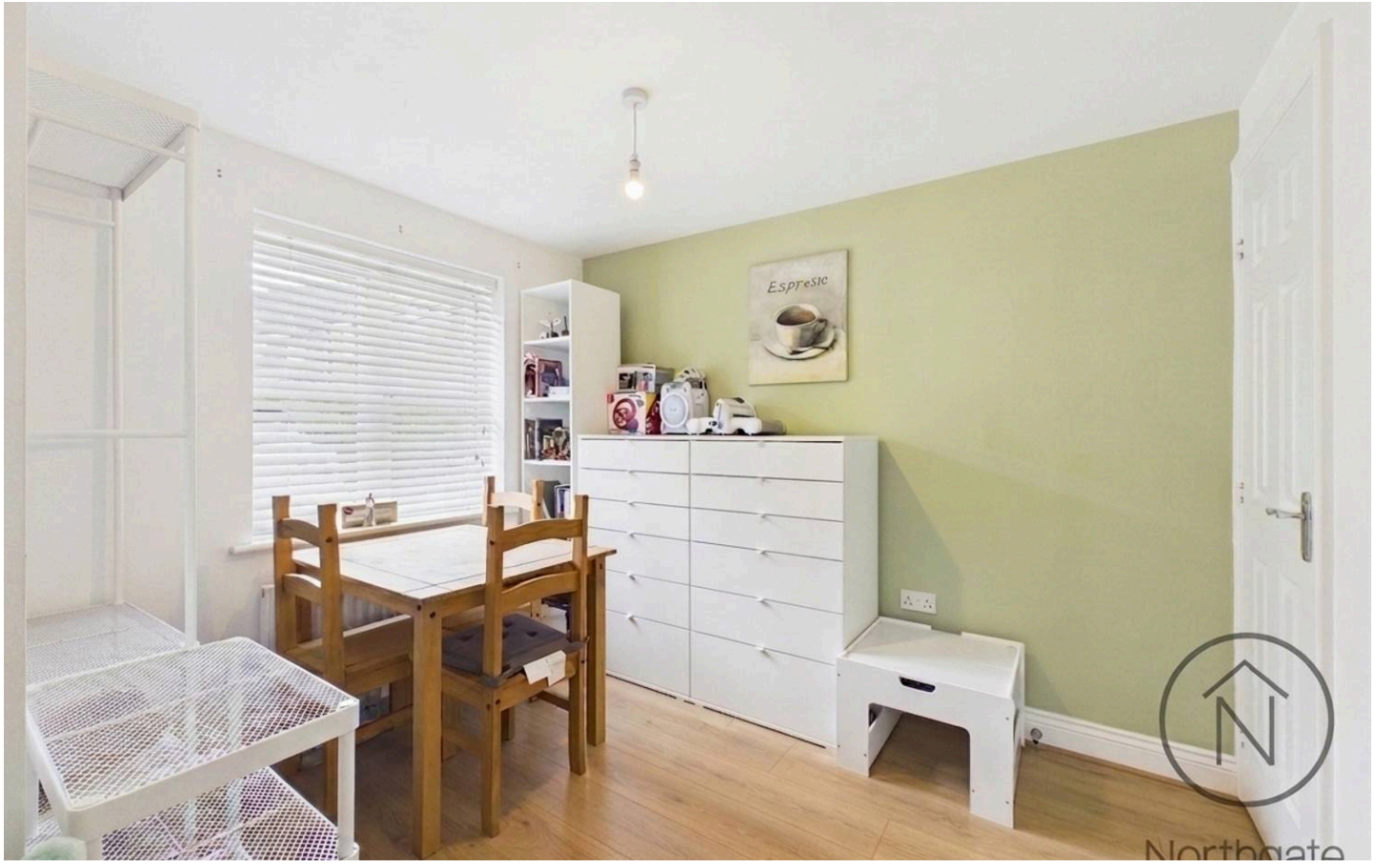
Bedroom 1
10'7" × 11'9" (3.24 × 3.60 m)

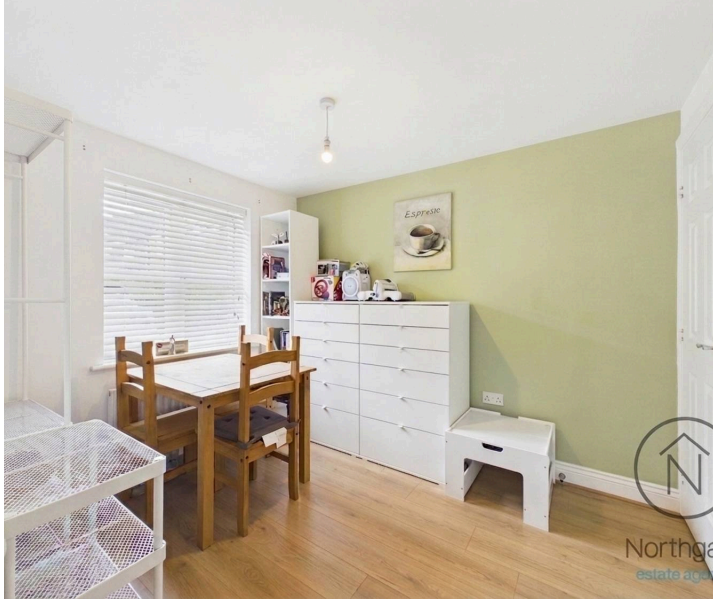
En-Suite
5'0" × 7'8" (1.52 × 2.35 m)

Bedroom 2
8'2" × 11'10" (2.50 × 3.61 m)

Bedroom 3
9'0" × 7'4" (2.75 × 2.26 m)

Bathroom
6'1" × 8'6" (1.87 × 2.59 m)



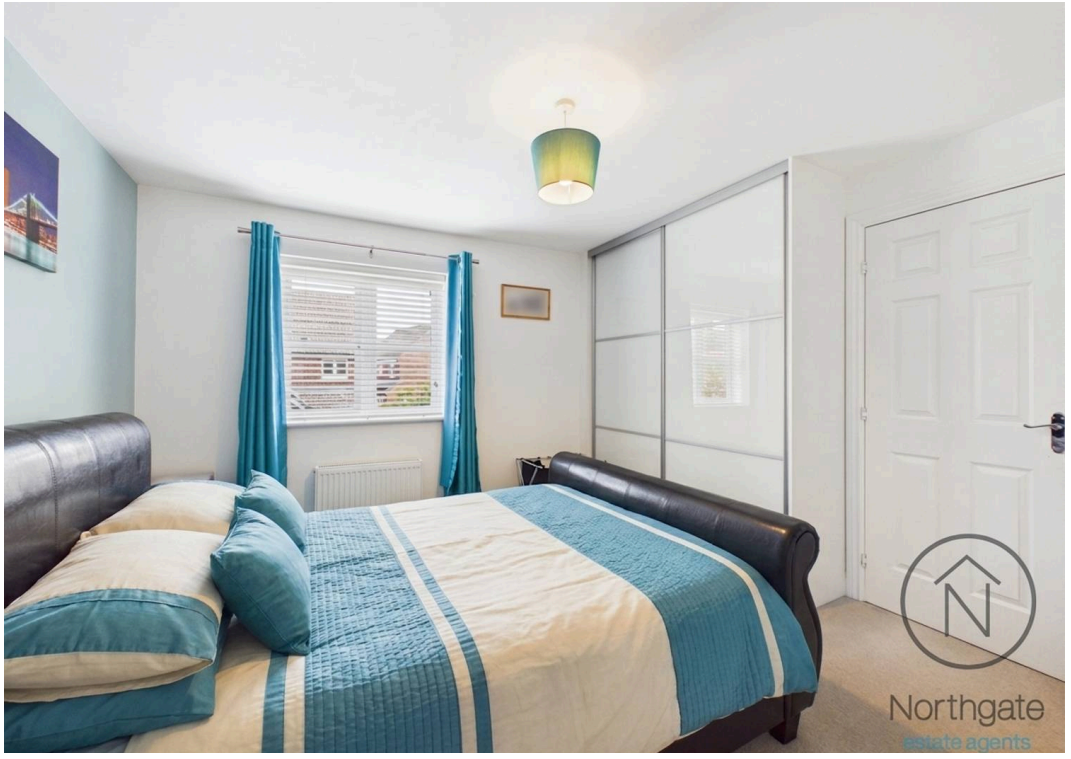


FRONT GARDEN

REAR GARDEN

DRIVEWAY

3 Parking Spaces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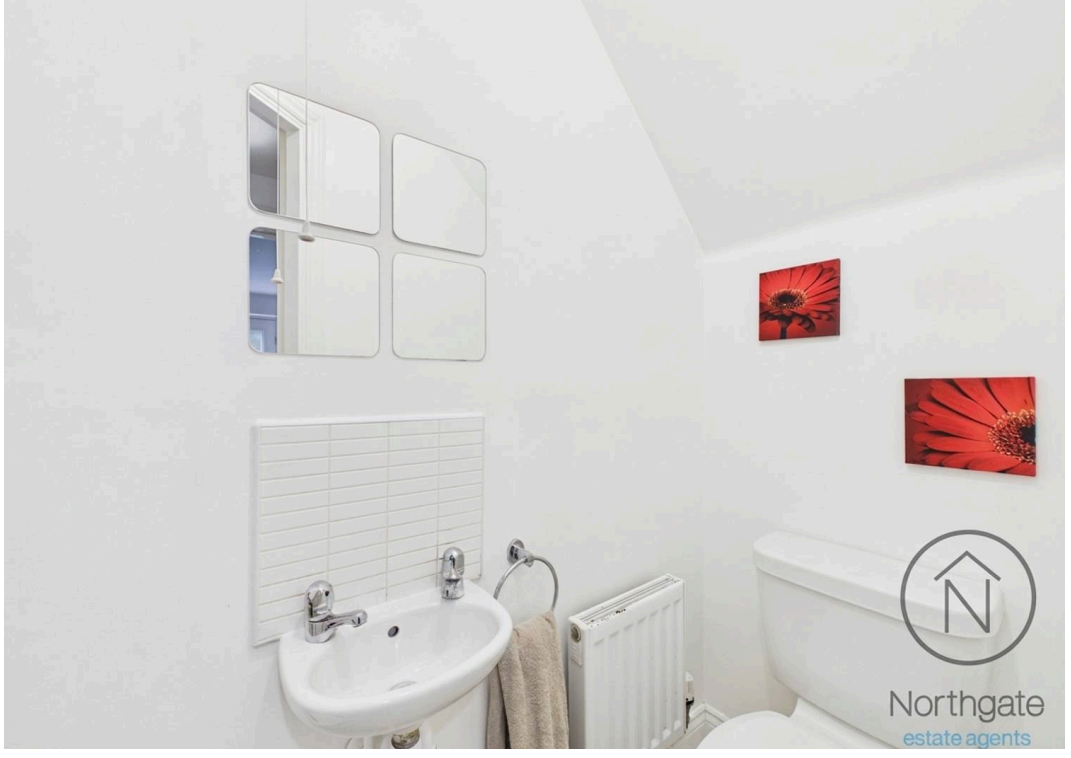
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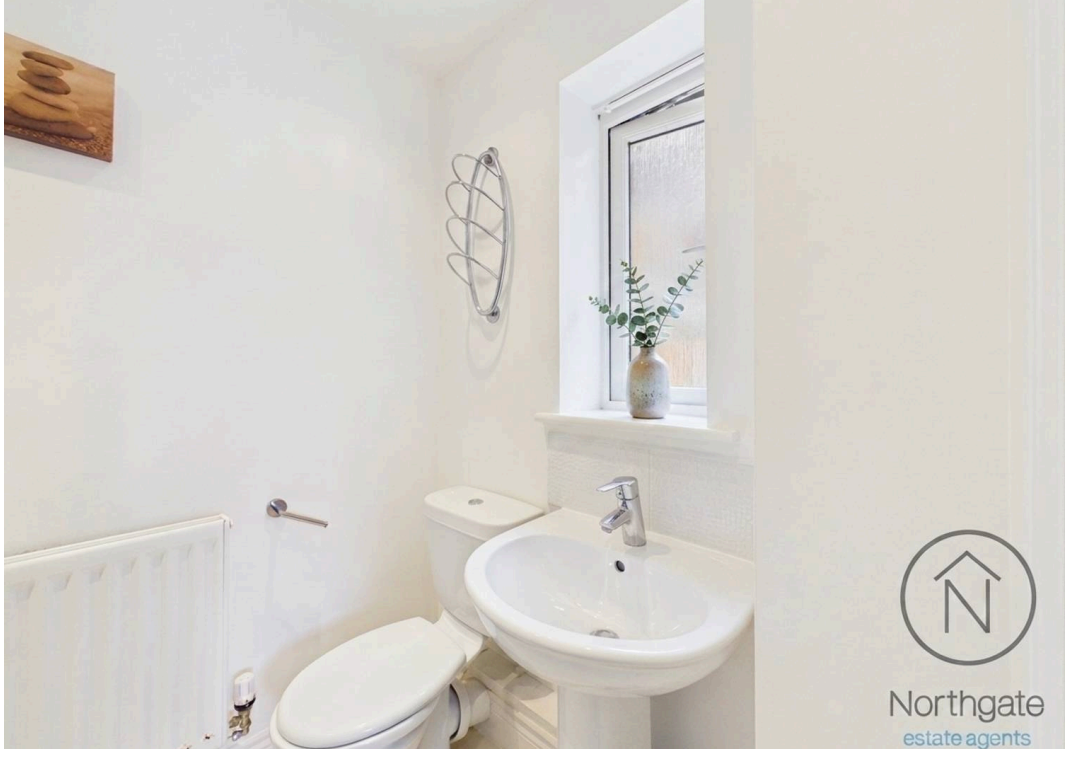
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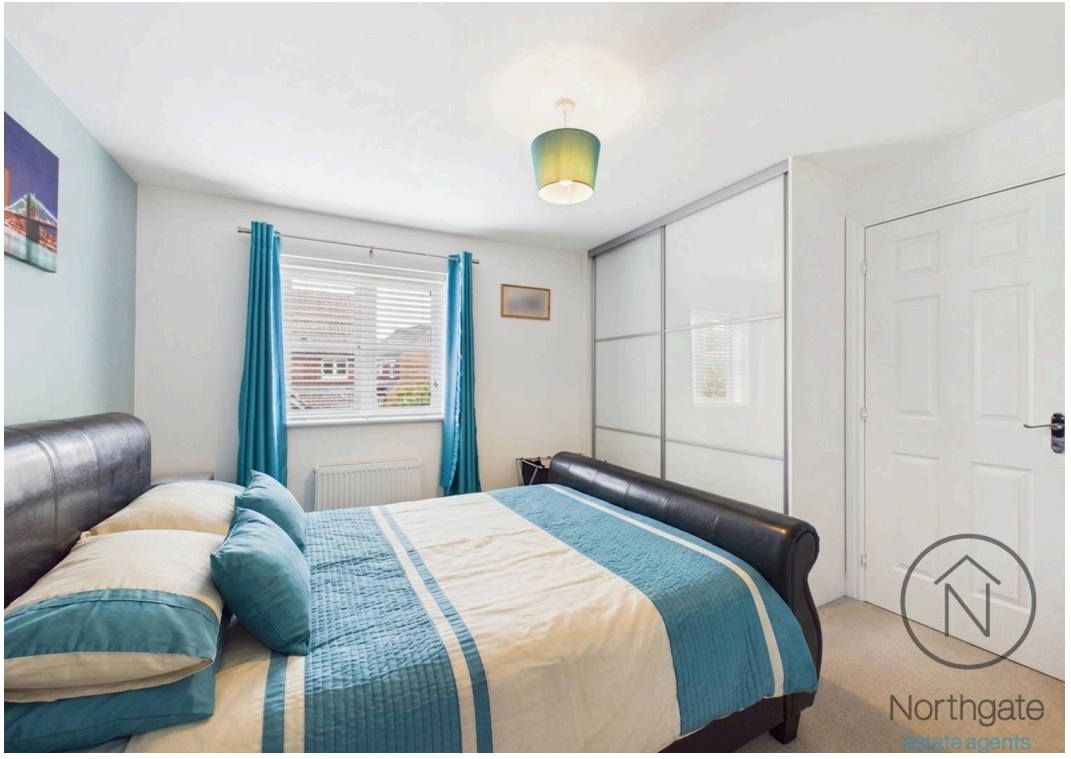
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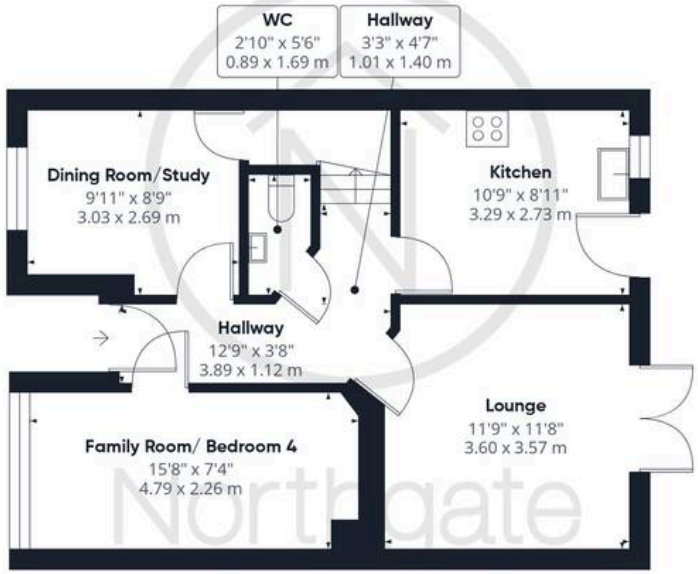
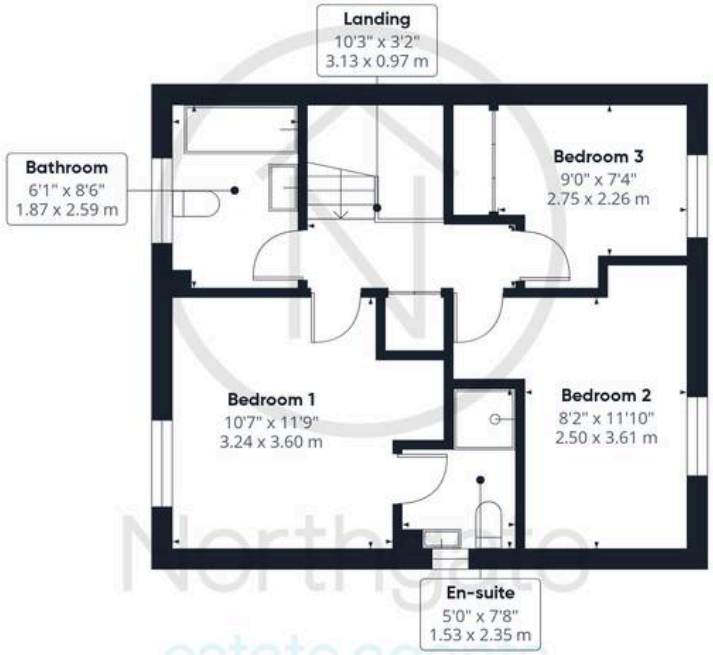


Ground Floor



Floor 1

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Approximate total area(1)

996 ft²

92.6 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

Northgate - County Durham

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