



Brafferton Close, Newton Aycliffe  
Newton Aycliffe



Offers in Region of £220,000



## Brafferton Close

### Newton Aycliffe

This beautifully presented three-bedroom detached home offers stylish, modern living combined with excellent family-friendly space, making it an ideal purchase for families and professionals alike.

The property boasts a bright and spacious open-plan living and dining area that creates a warm and welcoming atmosphere. The contemporary kitchen is fitted with sleek cabinetry, integrated appliances, wooden worktops, and a stylish subway-tile splashback, providing both practicality and modern appeal.

Upstairs, there are three generously sized bedrooms, all thoughtfully designed with built-in storage and plenty of natural light. The principal bedroom benefits from a walk-in wardrobe, creating a luxurious and practical dressing space, while the additional bedrooms provide flexible accommodation for children, guests, or home working. The property also benefits from two modern bathrooms finished to a high standard, featuring contemporary tiling, vanity units, and a walk-in shower.

Externally, the home enjoys excellent kerb appeal with a well-maintained front garden, spacious driveway, and attached garage providing ample off-road parking and additional storage. To the rear, the generous enclosed garden is perfect for both entertaining and family life, featuring a large lawn, decked patio seating area, and privacy fencing creating a peaceful and secluded outdoor space.



Combining stylish interiors, practical living space, and impressive outdoor areas, this superb detached home is ready to move straight into and must be viewed to be fully appreciated.  
Council Tax band: C

Tenure: Freehold

- Beautiful 3 Bedroom Detached with Garage
- Modern kitchen with integrated appliances
- Spacious Lounge/Diner
- Master Bedroom with Walk in Wardrobe
- Spacious garden with decked patio
- Master Bedroom with Walk-in-Wardrobe, Further two bedrooms, Stylish modern bathrooms
- Rear Garden with Decked patio area
- Energy Performance Certificate: TBC

#### Kitchen

12' 6" x 7' 10" (3.82m x 2.40m)

#### Lounge / diner

17' 5" x 10' 10" (5.31m x 3.29m)

#### Hallway

8' 9" x 7' 11" (2.67m x 2.42m)

#### Wc

4' 6" x 4' 5" (1.36m x 1.34m)

#### Bedroom 1

11' 9" x 10' 6" (3.57m x 3.21m)

#### Bedroom 2

11' 1" x 10' 2" (3.37m x 3.11m)

#### Bedroom 3

11' 0" x 7' 1" (3.36m x 2.17m)

#### Bathroom

9' 7" x 5' 8" (2.92m x 1.72m)

#### Walk in Wardrobe

5' 9" x 5' 4" (1.74m x 1.62m)

#### Garage

17' 0" x 8' 3" (5.19m x 2.52m)





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**FRONT GARDEN**

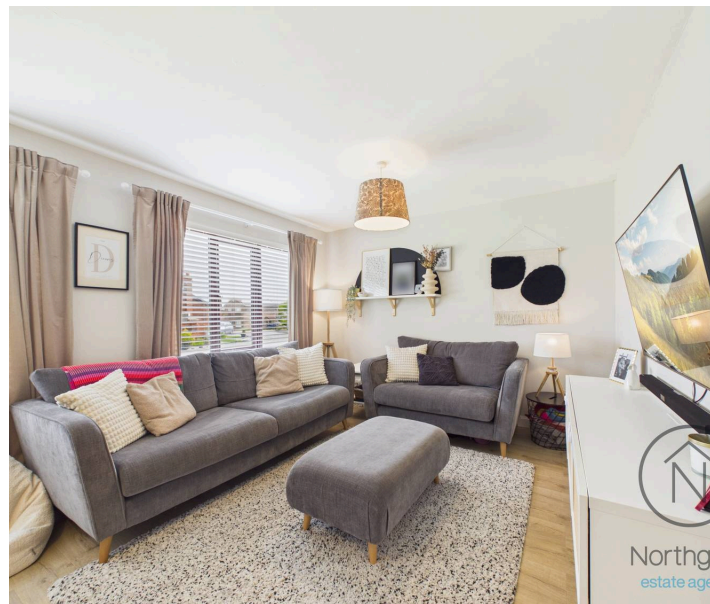
**REAR GARDEN**

**DRIVEWAY**

**2 Parking Spaces**

**GARAGE**

**Single Garage**









Northgate  
estate agents



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1012 ft<sup>2</sup>

94.1 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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