



11 Annand Way, Newton Aycliffe
Newton Aycliffe



Offers in Region of £195,000



11 Annand Way

Newton Aycliffe

- 3/4 Bedroom Home in the Popular Cobblers Hall Location
- Converted Garage / Additional Family Room - Bedroom
- Master Bedroom with En-Suite
- Modern Kitchen / Modern Bathroom
- Driveway Parking for 3 Cars
- Energy Performance Certificate: TBC

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)*
- *Protocol forms and answers to standard conveyancing enquiries*

The legal pack is available to view in the branch prior to agreeing to purchase the

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)*
- *Protocol forms and answers to standard conveyancing enquiries*

The legal pack is available to view in the branch prior to agreeing to purchase the property.

The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Council Tax band: C

Tenure: Freehold

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









Entrance Hallway

12'9" × 3'8" (3.89 × 1.12 m) 3'3" × 4'7" (1.01 × 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

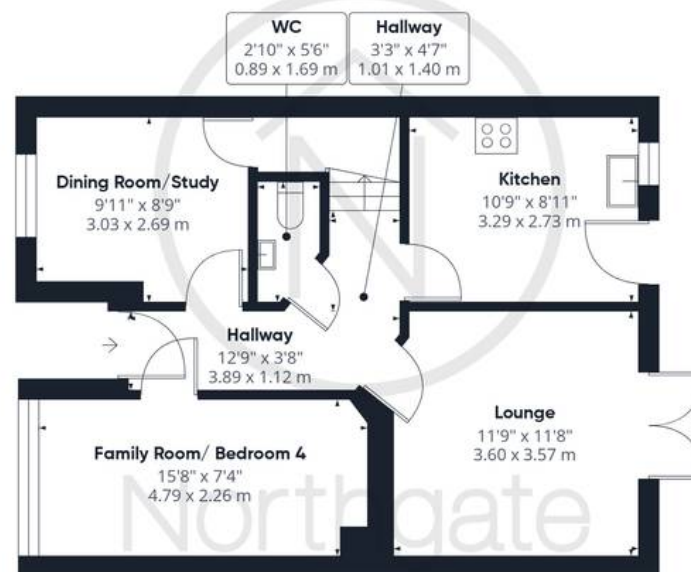
3 Parking Spaces



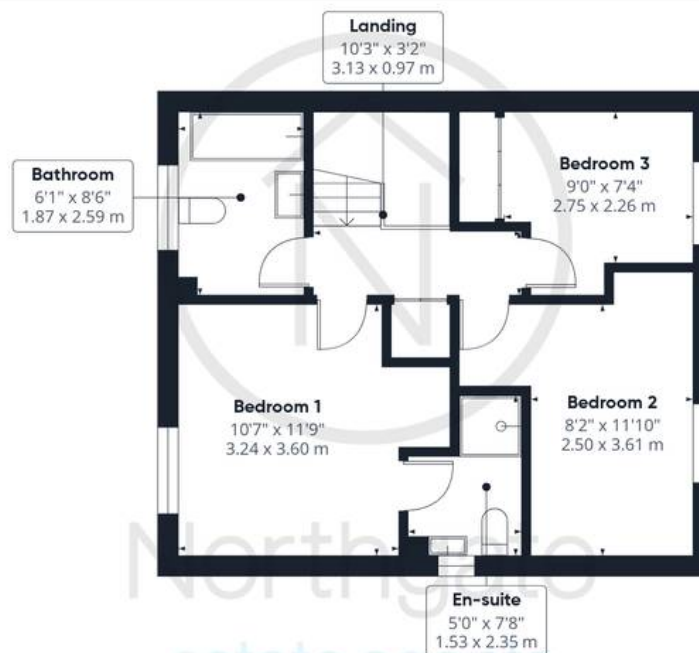




Northgate
estate agents



Ground Floor



Floor 1

Approximate total area⁽¹⁾

996 ft²

92.6 m²

(1) Excluding balconies and terraces

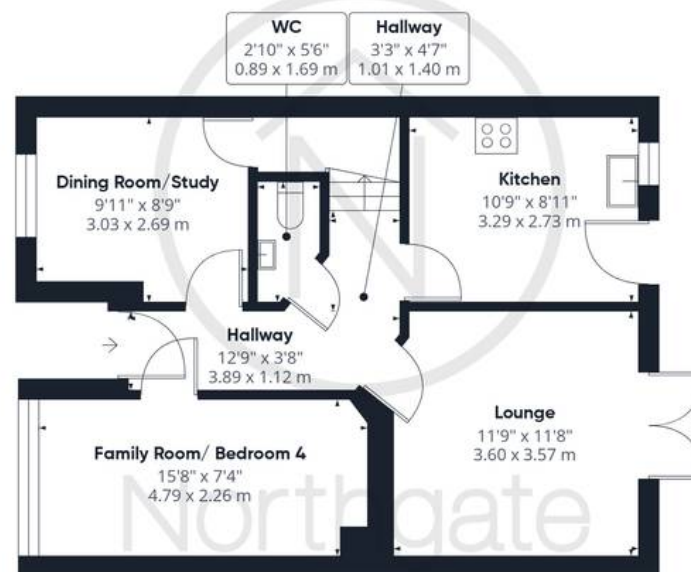
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

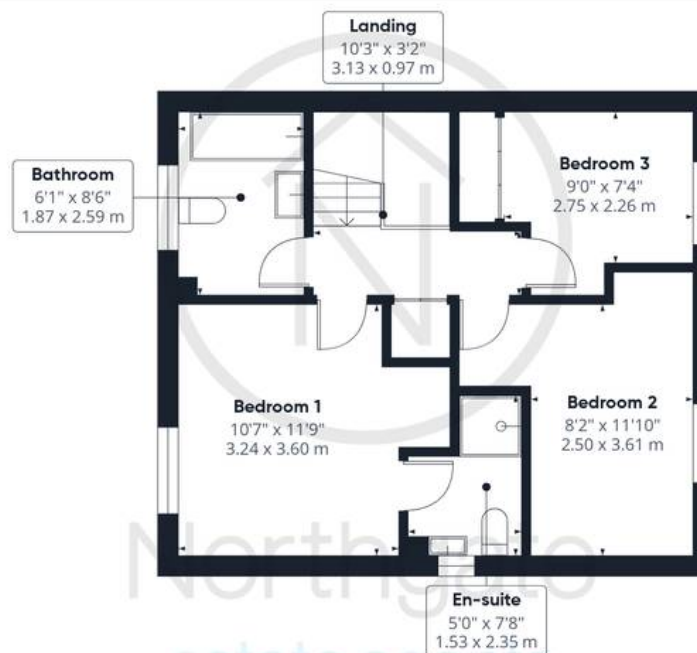




Northgate
estate agents



Ground Floor



Floor 1

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

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - DL5 4DH

01325 728333 • info@northgates.net • www.northgates.co.uk/



These particulars do not constitute, nor constitute part of, an offer or contract. No warranties are provided. Verify details through inspection. Northgate estate agents, nor any person in their employment has any authority to make or give any representation or warranty whatever in the relation to this property. All measurements are approximate.