# Hamsterley Road, Newton Aycliffe

Newton Aycliffe

Offers in Region of £190,000

# Hamsterley Road

## Newton Aycliffe

A three-bedroomed detached family home situated within the highly desirable Cobblers Hall area of Newton Aycliffe. Offering well-proportioned accommodation arranged over two floors, this appealing property is ideally positioned for access to a range of local amenities and is offered for sale with NO ONWARD CHAIN.
The property is likely to appeal to a variety of buyers, including families and those looking to purchase within this popular residential area. Local amenities are within easy reach, including secondary schools, supermarkets, a doctor's surgery and Newton Aycliffe town centre, whilst there are excellent road links providing access to surrounding areas.

Upon entering the property, the entrance porch leads through into a spacious dual-aspect lounge/dining room, providing an excellent main reception space with ample room for both comfortable seating and a dining area. The room offers a versatile setting for family living and entertaining and benefits from plenty of natural light.

The fitted kitchen is positioned to the rear of the property and provides a practical range of wall and base units together with space for appliances. The former garage has been converted to create a particularly useful utility/storage room, providing valuable additional space for modern family living.

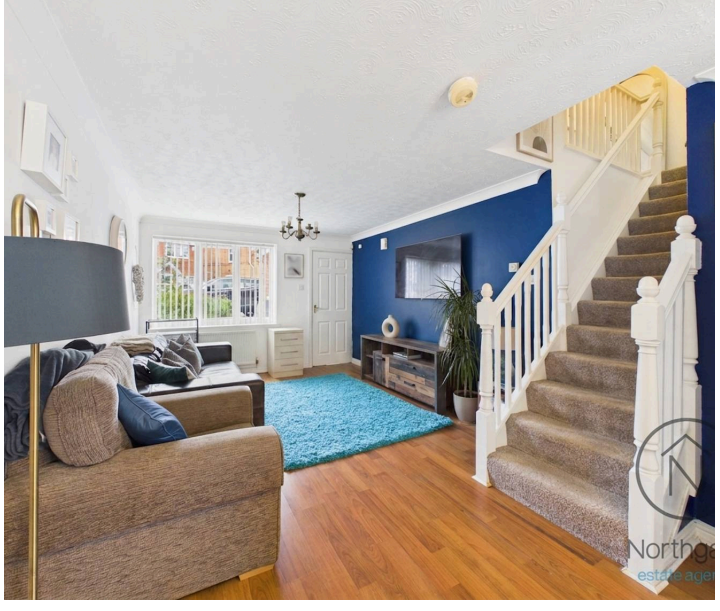
To the first floor, the **master bedroom** benefits from built-in wardrobes and an **en-suite shower room**. There are two further bedrooms, together with a family bathroom.
Externally, the property has an attractive frontage with a lawned garden and a **block-paved driveway providing off-road parking**. To the rear is a well-established and landscaped garden, featuring a lawned area, established borders and a paved patio area, providing an ideal space for outdoor furniture, relaxing and entertaining during the warmer months.

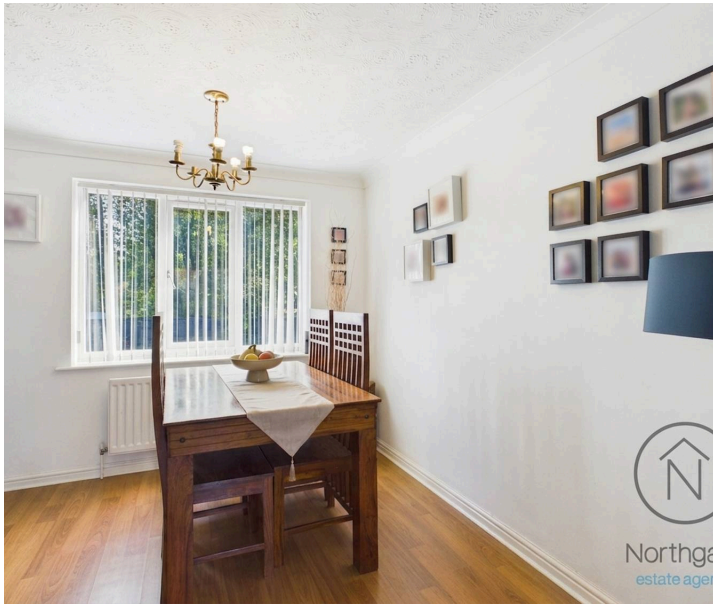
Overall, this is a well-located three-bedroom detached family home offering spacious and versatile accommodation, useful additional utility/storage space and attractive gardens. The combination of its desirable Cobblers Hall location and **NO ONWARD CHAIN** makes this a property that is sure to attract interest.

*Please note: Some photographs have been digitally enhanced for marketing purposes. Buyers are advised to satisfy themselves as to the condition, appearance and dimensions of the property when viewing.*

Council Tax band: C

Tenure: Freehold





- Three-bedroom detached family home
- Dual-aspect lounge/diner
- Kitchen/Utility Room
- Master bedroom with built-in wardrobes and en-suite
- Rear garden, driveway & No onward chain
- Energy Performance Certificate: D

**Porch**
3'0" × 3'6" – 0.91 × 1.08 m
**Lounge/Diner**
10'8" × 23'1" – 3.27 × 7.04 m

**Kitchen**
9'8" × 11'1" – 2.96 × 3.39 m

**Utility Room**
8'2" × 10'11" – 2.49 × 3.33 m

**Landing**
14'2" × 6'4" – 4.33 × 1.94 m

**Bedroom 1**
8'5" × 14'3" – 2.57 × 4.36 m

**En-Suite**
4'10" × 7'9" – 1.49 × 2.37 m

**Bedroom 2**
9'9" × 8'6" – 2.98 × 2.61 m

**Bedroom 3**
9'4" × 8'6" – 2.85 × 2.59 m

**Bathroom**
5'7" × 7'9" – 1.72 × 2.38 m

**Front Garden**

**Rear Garden**

**DRIVEWAY**

1 Parking Space

Northgate

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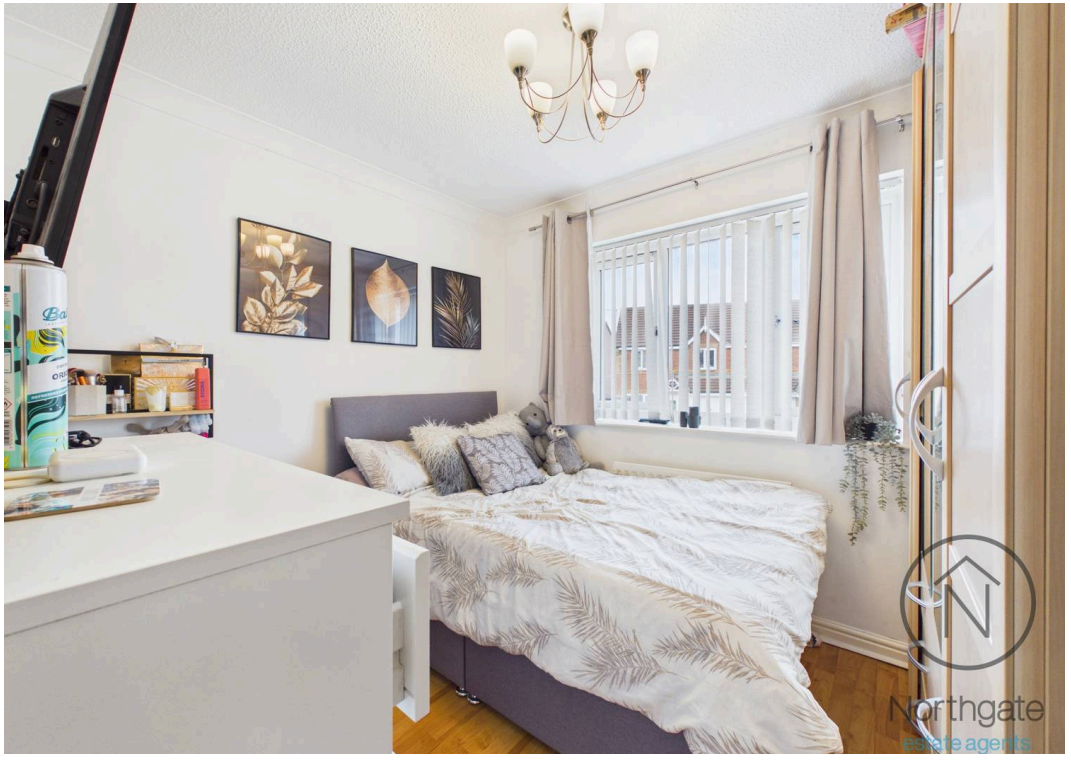
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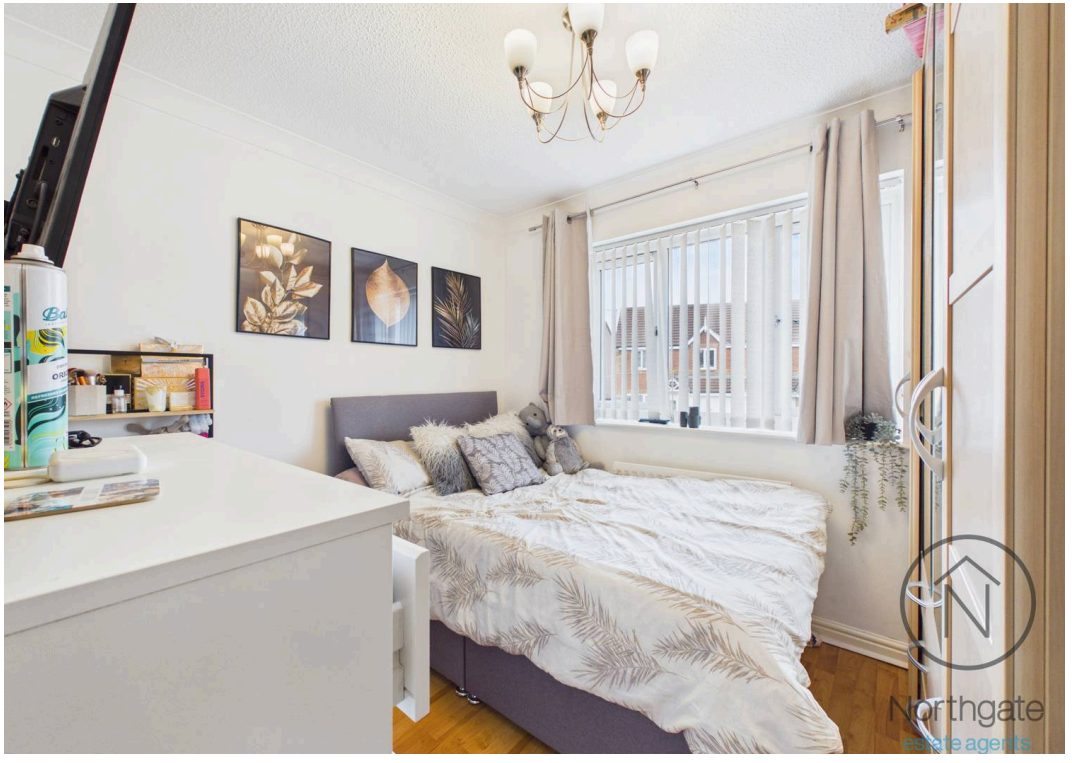
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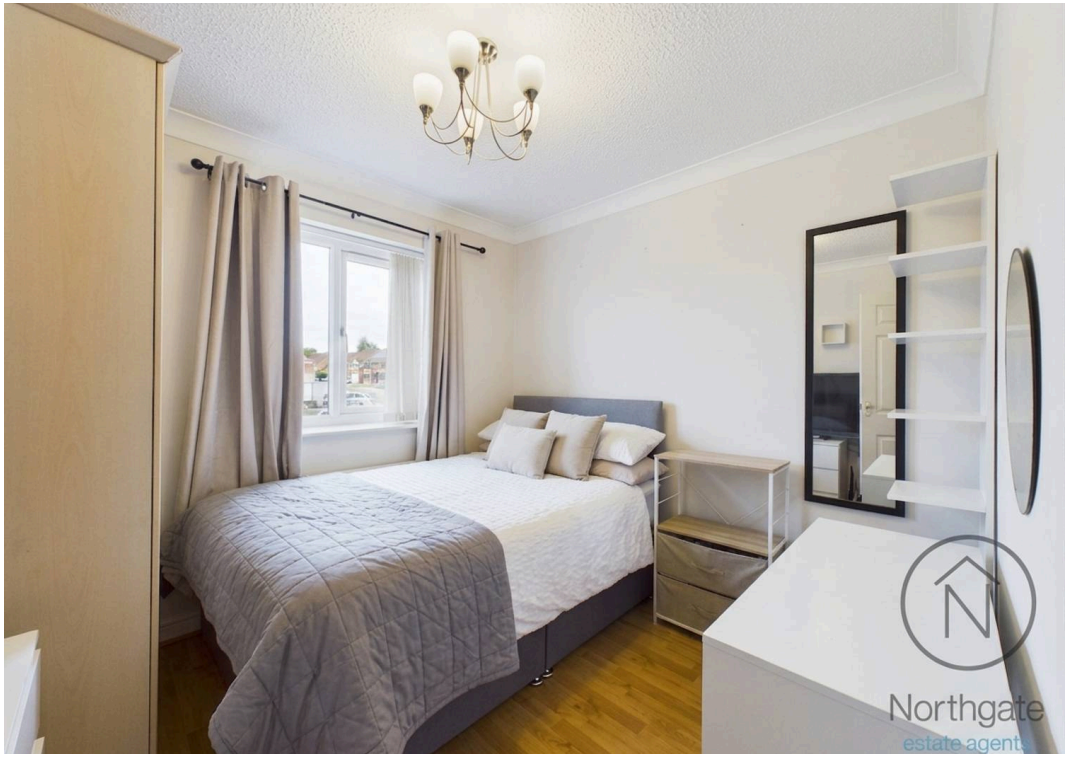
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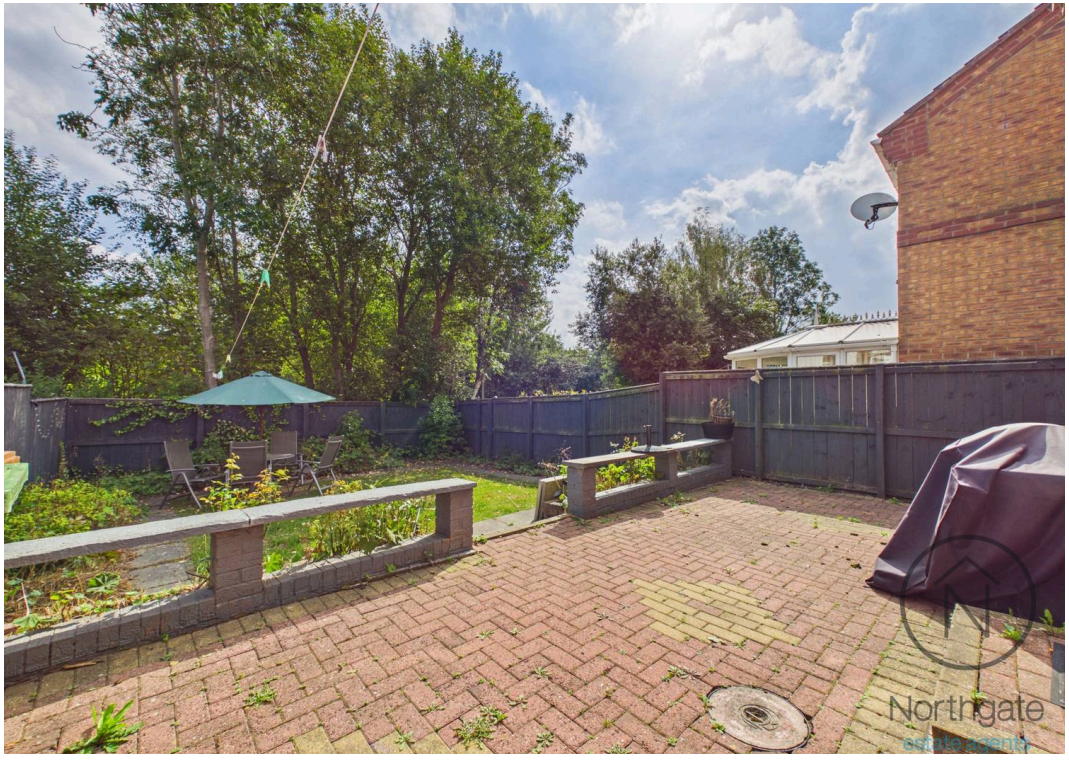
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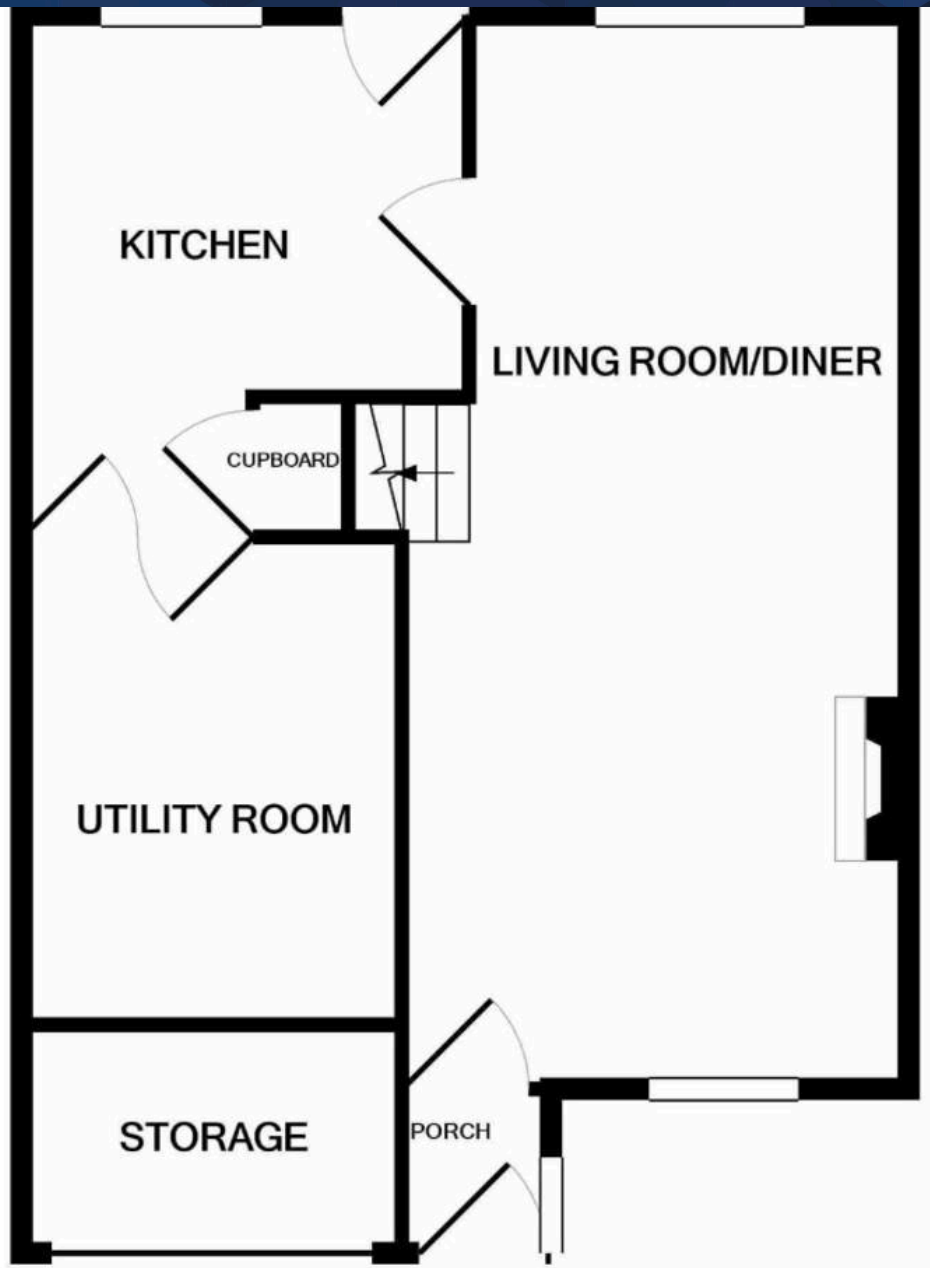
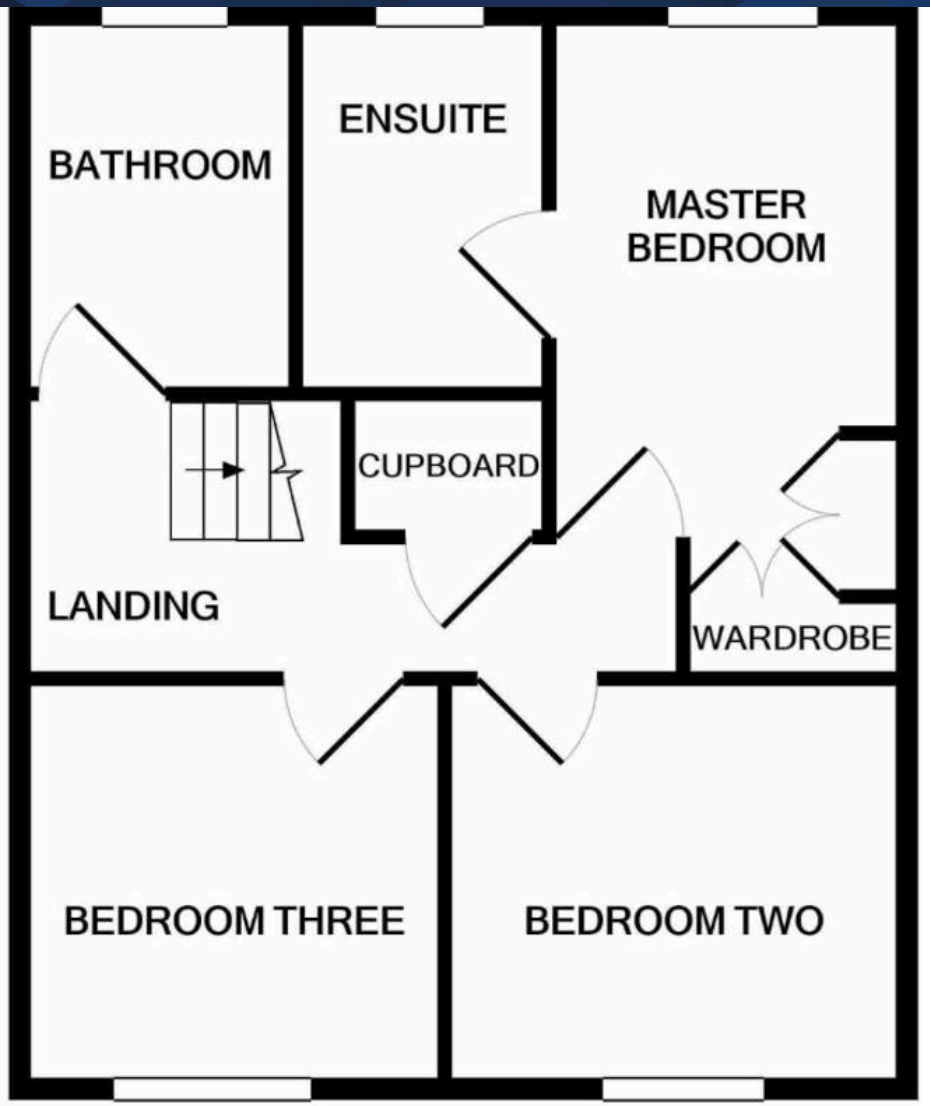



GROUND FLOOR




1ST FLOOR

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