



67 Wellhouse Road, Newton Aycliffe
Newton Aycliffe



In Excess of £200,000



67 Wellhouse Road

Newton Aycliffe

- Beautiful Three Bedroom Detached in Cobblers Hall
- Downstairs WC
- Fully integrated kitchen/dining room with French doors
- En-suite to Master Bedroom
- Integral Single Garage with Driveway
- Energy Performance Rating : C

Situated within a pleasant cul-de-sac in the ever-popular Cobblers Hall area of Newton Aycliffe, this well-presented three-bedroom detached family home offers spacious and versatile accommodation, ideally suited to growing families and professional couples alike.

Upon entering the property, a welcoming entrance porch leads through to a spacious lounge, creating a comfortable space to relax. To the rear, the impressive fully integrated kitchen/dining room provides the heart of the home, offering ample space for family meals and entertaining guests, whilst a convenient ground floor WC completes the accommodation on this level.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room/WC. A modern family bathroom serves the remaining bedrooms.

Externally, the property enjoys a driveway providing off-street parking, an integral single garage, and well-maintained gardens offering space for outdoor enjoyment.

Cobblers Hall remains one of Newton Aycliffe's most sought-after residential locations, with excellent access to local shops, schools, recreational facilities and transport links, making it an ideal setting for family life.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

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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: D

Tenure: Freehold









Porch

4'3" × 5'8" (1.30 × 1.73 m)

Lounge

11'8" × 15'11" (3.57 × 4.85 m)

Kitchen/Diner

12'11" × 12'6" (3.95 × 3.82 m)

Hallway

3'11" × 6'1" (1.20 × 1.87 m)

WC

3'1" × 6'8" (0.94 × 2.05 m)

Landing

12'10" × 3'6" (3.92 × 1.08 m)

Bedroom 1

11'4" × 14'8" (3.47 × 4.48 m)

En-suite

7'5" × 2'4" (2.28 × 0.73 m)

Bedroom 2

9'0" × 14'8" (2.76 × 4.48 m)

Bedroom 3

7'6" × 11'6" (2.31 × 3.53 m)

Bathroom

5'6" × 7'9" (1.69 × 2.38 m)





FRONT GARDEN

REAR GARDEN

DRIVEWAY

1 Parking Space

GARAGE

Single Garage

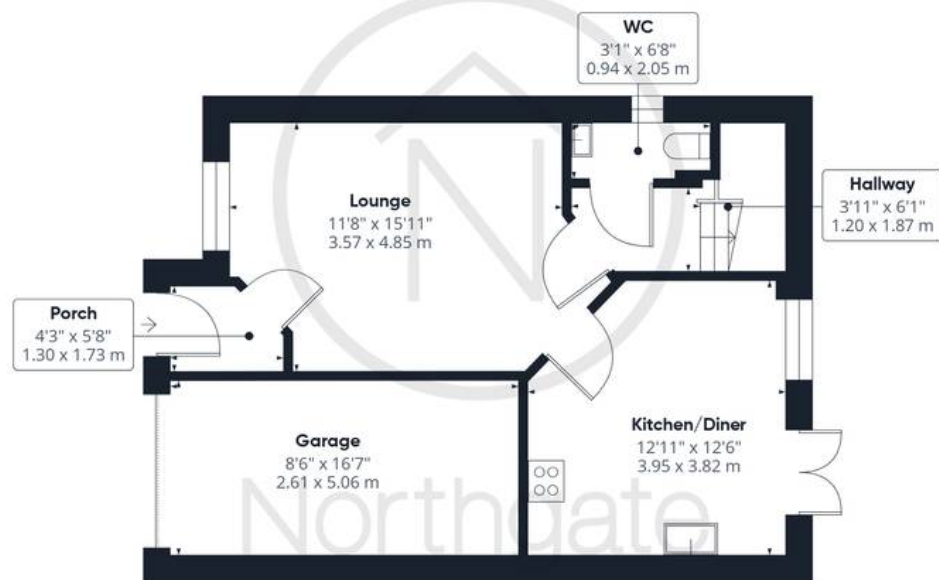




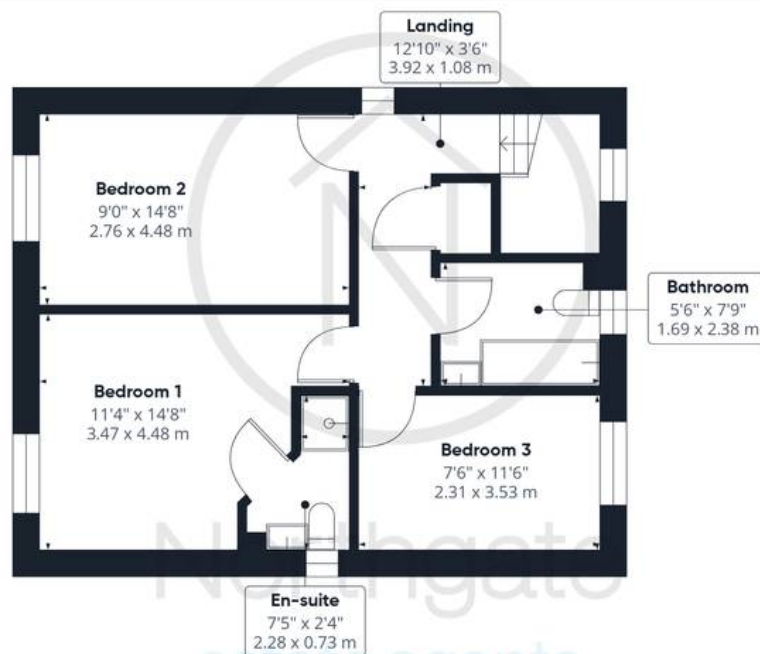




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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1063 ft²

98.8 m²

(1) Excluding balconies and terraces

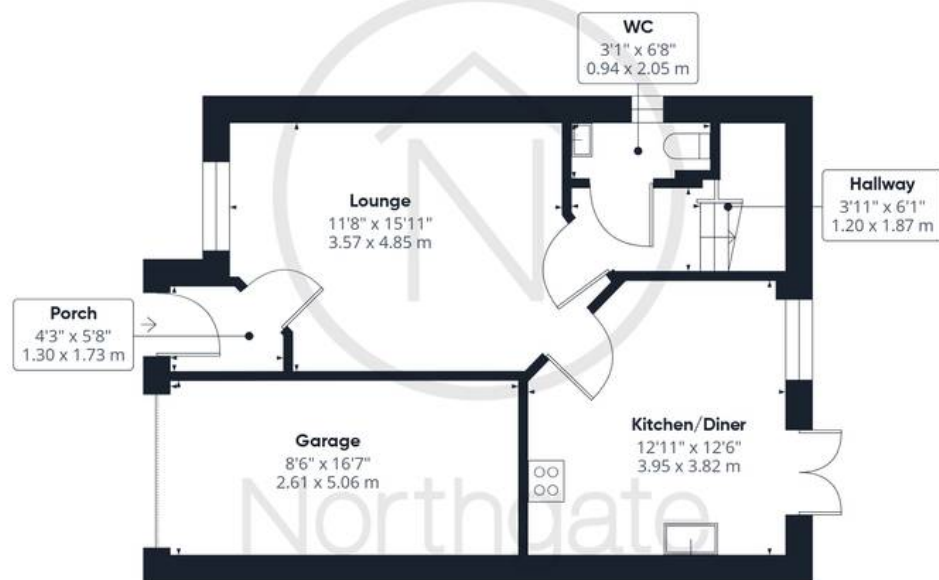
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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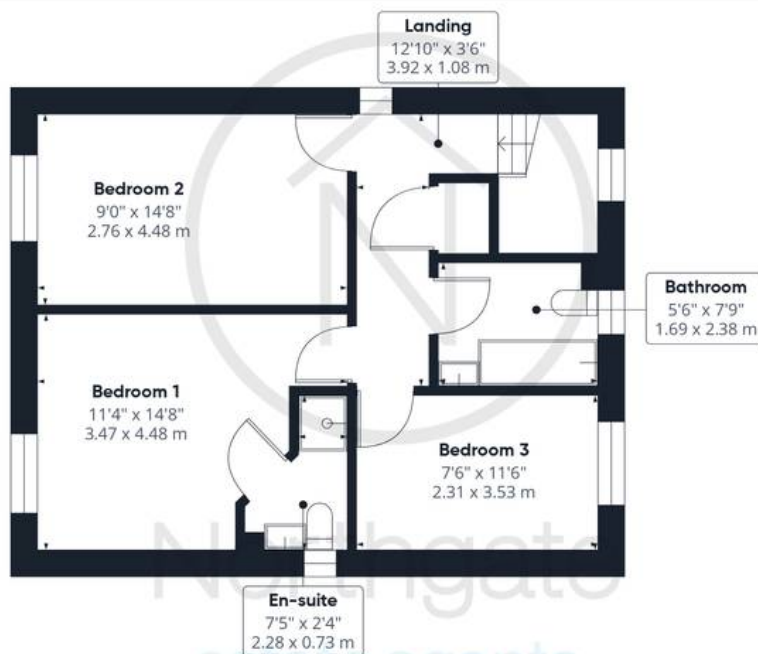




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