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Raby Drive Newton Aycliffe, DL5 4SR

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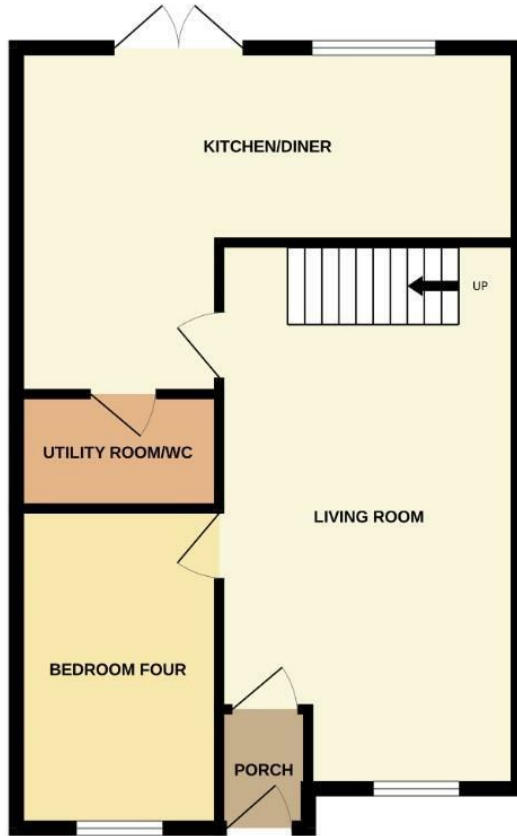
Price £250,000

Immaculately presented four bedroomed detached family home located on Raby Drive in Newton Aycliffe. With a range of superb improvements made by the current owners, the property has been refurbished throughout and benefits from an electrical rewire, Starlink internet connection, 16kw solar panels and more. With the fourth bedroom to the ground floor, it is ideal for growing families or multi-generational living and is ready to move into with stunning and modern features throughout. Raby Drive is located close by to a range of local amenities which include; retail and recreational facilities, healthcare services, 24 hour supermarkets, restaurants and cafés and also both primary and secondary schools. There is also an extensive public transport system which not only provides access to the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York. For commuters this property also has easy access to the A167 which leads to the A1 (M) both North and South.

In brief, the property comprises; an entrance porch leading through into the living room, kitchen/diner, utility room/cloakroom and fourth bedroom to the ground floor. The first floor contains the master bedroom with ensuite, two further double bedrooms and family bathroom. Externally the property has a double driveway to the front, whilst to the rear there is a large enclosed low maintenance garden, mainly gravelled along with patio area ideal for outdoor furniture.

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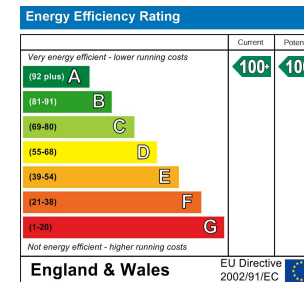
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Living Room**

20'11" x 10'9"

Bright and spacious living room located to the front of the property offering plenty of space for furniture, benefiting from a media wall with space for a television and feature electric fire, storage cupboards, fitted shelving with LED lighting, solid wood flooring, modern light fitting and large window to the front elevation.

**Kitchen**

18'7" x 13'1"

The kitchen is fitted with a range of sleek wall, base and drawer units, complementing work surfaces, splash backs and sink/drain unit. Fitted with integrated oven, hob, overhead extractor hood and dishwasher while space remains for further free standing appliances. The breakfast bar offers a great seating area and space is available for a dining table and chairs and French doors to the rear lead out into the garden.

**Utility Room/WC**

7'9" x 3'11"

The utility room provides additional storage with plumbing for a washing machine and dryer. There is a WC and wash hand basin.

**Bedroom Four**

12'0" x 7'7"

The fourth bedroom is located on the ground floor which could also be utilised as a second reception room, home office or playroom. With ample space for furniture, neutral decor and window to the front elevation.

**Master Bedroom**

14'3" x 10'0"

Generously sized master bedroom offering space for a king-sized bed, benefiting from fitted wardrobes and window to the front elevation.

**Bedroom Two**

10'1" x 8'8"

The second bedroom provides space for a double bed and further furniture with neutral decor, window to the front elevation and access leading into the ensuite.

**Ensuite**

4'7" x 4'3"

The ensuite contains a corner shower cubicle, heated towel rail, WC and wash hand basin.

**Bedroom Three**

11'1" x 7'7"

The third bedroom is another good size double bedroom with window to the rear elevation.

**Bathroom**

10'2" x 4'7"

The family bathroom is fitted with a panelled bath, separate shower cubicle, heated towel rail, WC and wash hand basin set within a vanity unit.

**External**

Externally the property has a double driveway to the front, whilst to the rear there is a large enclosed low maintenance garden with patio area ideal for outdoor furniture.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

