



Kestrel Court, Newton Aycliffe, DL5 7GA
3 Bed - House - Detached
£185,000

Council Tax Band: C
EPC Rating: D
Tenure: Freehold



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This superb detached family home offers generous living space, modern décor and an excellent location ideal for family life. Set within a peaceful cul-de-sac, the property enjoys a position close to the Aycliffe Way trail, making it perfect for outdoor walks and cycling.

Inside, the ground floor welcomes you with a bright entrance hall leading to a well-presented kitchen, a convenient W/C and a particularly spacious utility room. The living room is a standout feature, offering a warm family space with patio doors that open directly onto the rear garden, creating a natural flow for everyday living and entertaining.

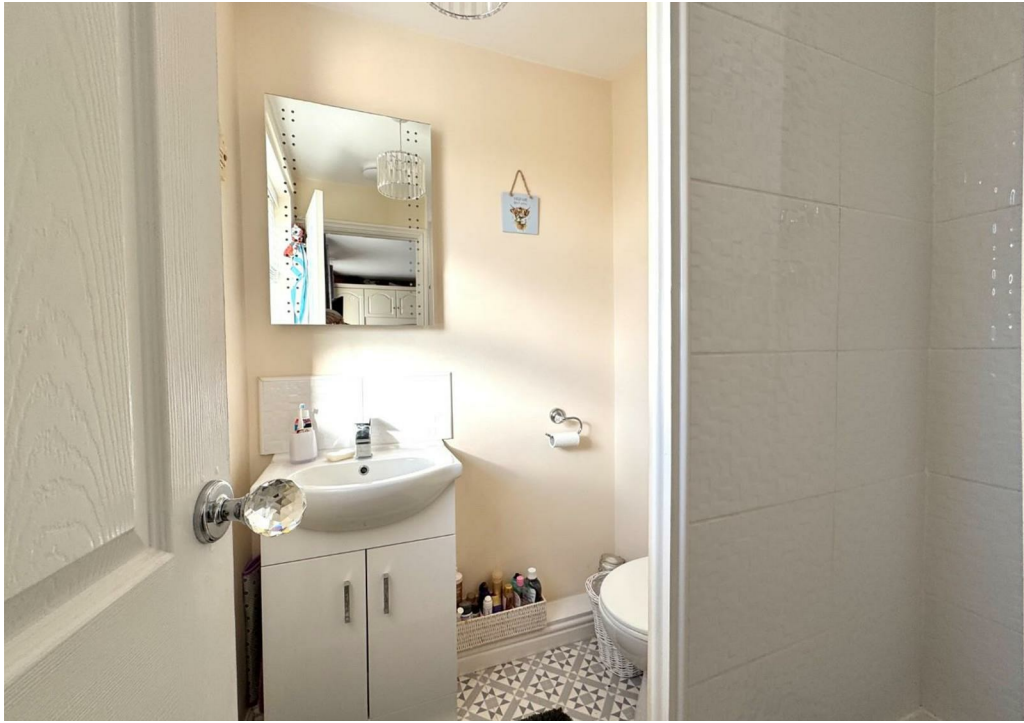
The first floor hosts a contemporary family bathroom, two generous double bedrooms and a well-proportioned single bedroom ideal for a child, guest room or home office. The main bedroom further benefits from its own private en-suite complete with W/C and shower.

Externally, families will appreciate the large driveway and practical integral half-garage, perfect for storage. To the rear, the substantial slate-covered garden provides a low-maintenance outdoor space with a raised sitting area, creating an ideal spot for relaxing or watching children play.

The property is beautifully decorated throughout and situated within the sought-after catchment area for Byerley Park Primary School and Woodham Academy. Everyday amenities are close by, including Sainsbury's Local at Cobblers Hall and Tesco Extra on Central Avenue, ensuring convenience at every turn.

A wonderful opportunity for families seeking a well-located, stylish home in a quiet and highly desirable neighbourhood.





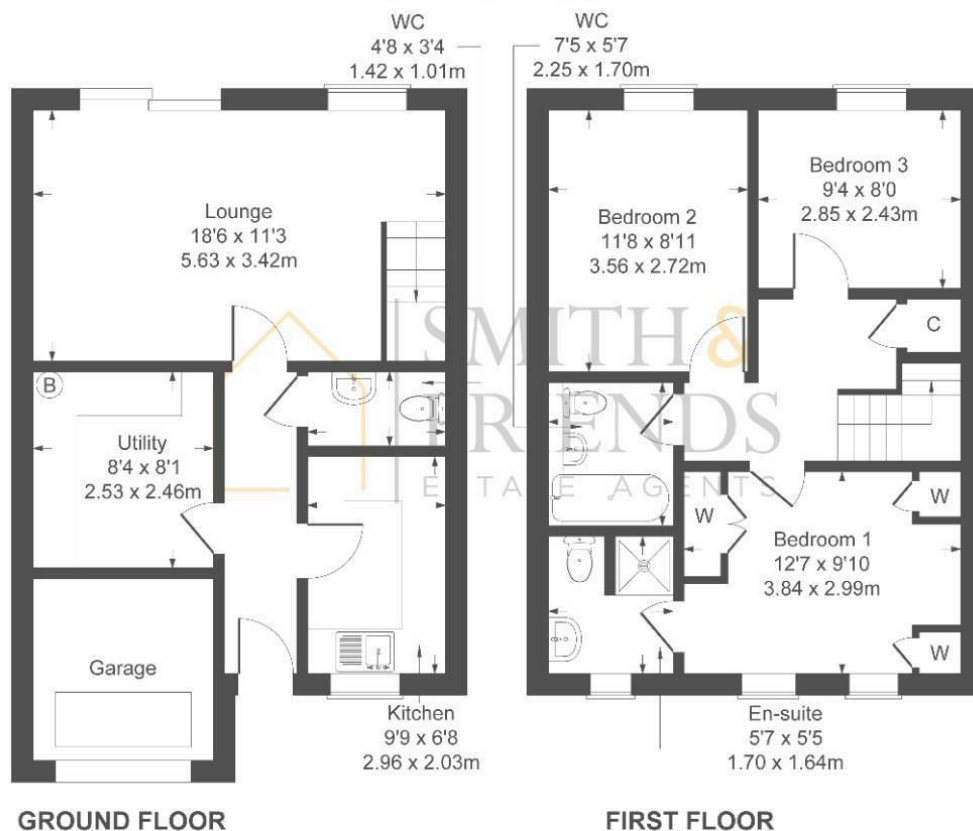


Kestrel court

Approximate Gross Internal Area

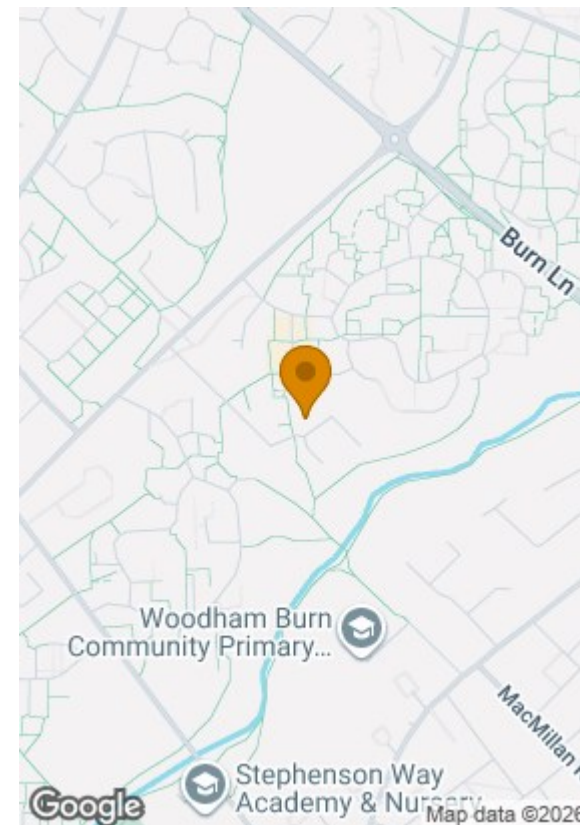
893 sq ft - 83 sq m

(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2025

For Illustrative Purposes Only.



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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