



Kirkham Close, Newton Aycliffe
Newton Aycliffe



Offers Over £180,000



Kirkham Close

Newton Aycliffe

This beautifully presented detached house offers the perfect blend of style, comfort, and practicality, making it an ideal choice for families and professionals alike. Boasting three good-sized bedrooms, a modern family bathroom, and a stunning contemporary kitchen, the property has been thoughtfully designed to provide ample space for both everyday living and entertaining. At the heart of the home is the impressive open-plan kitchen and dining area, finished with sleek grey cabinetry and modern fittings, creating a stylish and functional space for family meals and social gatherings. The spacious living room is equally impressive, offering a welcoming atmosphere and a charming feature fireplace that serves as a cosy focal point. Complementing the ground floor accommodation is the summer room, currently utilised as a dining room, providing a versatile and light-filled living space with French doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living.

Further enhancing the appeal of this wonderful home is the modern family bathroom, beautifully appointed to provide a relaxing retreat. The bedrooms are all well-proportioned and tastefully decorated, with the principal bedroom benefiting from built-in wardrobes, while large windows throughout allow an abundance of natural light to create a bright and airy feel.



Externally, the property continues to impress. The well-maintained rear garden provides the perfect setting for family life and outdoor entertaining, featuring a lawned area, secure fencing, and a spacious patio ideal for al fresco dining and relaxation.

Practical features include secure gated access, a generous driveway providing ample off-road parking, and an attractive front garden that enhances the property's excellent kerb appeal.

Offering flexible accommodation, modern comforts, and delightful outdoor space, this superb detached home is ready to move straight into and presents an excellent opportunity for buyers seeking a stylish, private, and welcoming family residence.

Council Tax band: C

Tenure: Freehold

Hallway

6' 2" x 4' 9" (1.88m x 1.44m)

Lounge

14' 0" x 12' 7" (4.27m x 3.83m)

Kitchen

15' 7" x 11' 0" (4.75m x 3.35m)

Summer room / Dining Room

12' 10" x 8' 10" (3.92m x 2.68m)

Bedroom 1

8' 8" x 12' 5" (2.65 x 3.78m)

Bedroom 2

9' 2" x 10' 11" (2.81 x 3.09m)

Bedroom 3

6' 10" x 9' 1" (2.09 x 2.77m)

Bathroom

6' 1" x 6' 9" (1.86 x 2.07m)





FRONT GARDEN

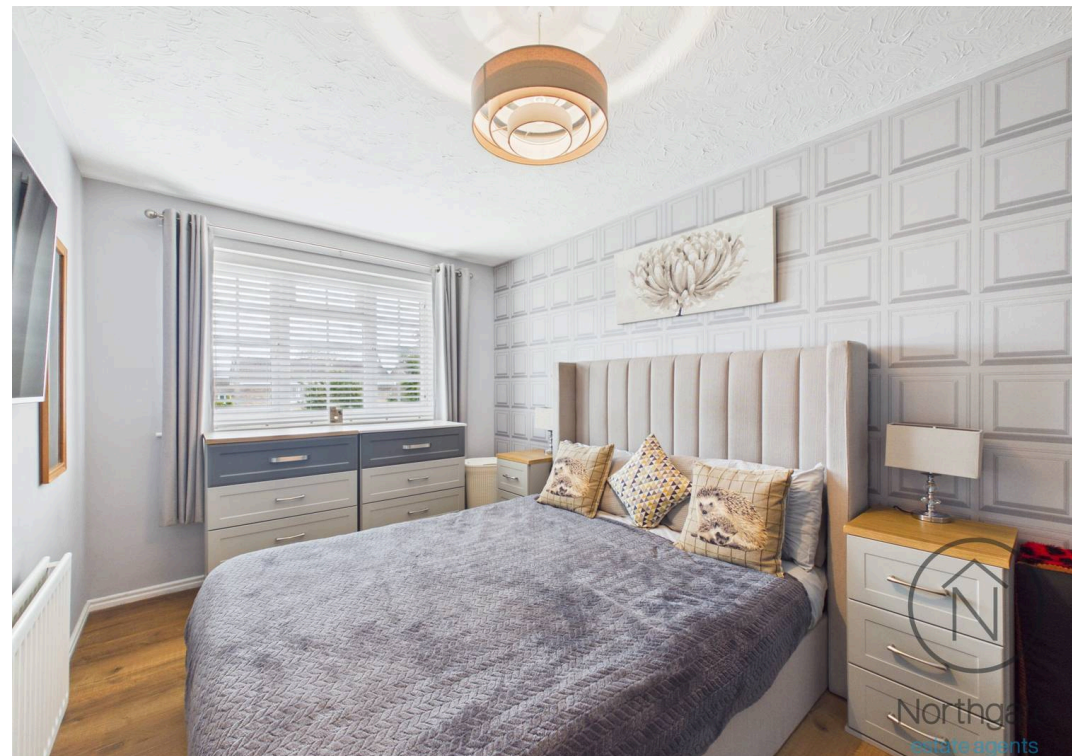
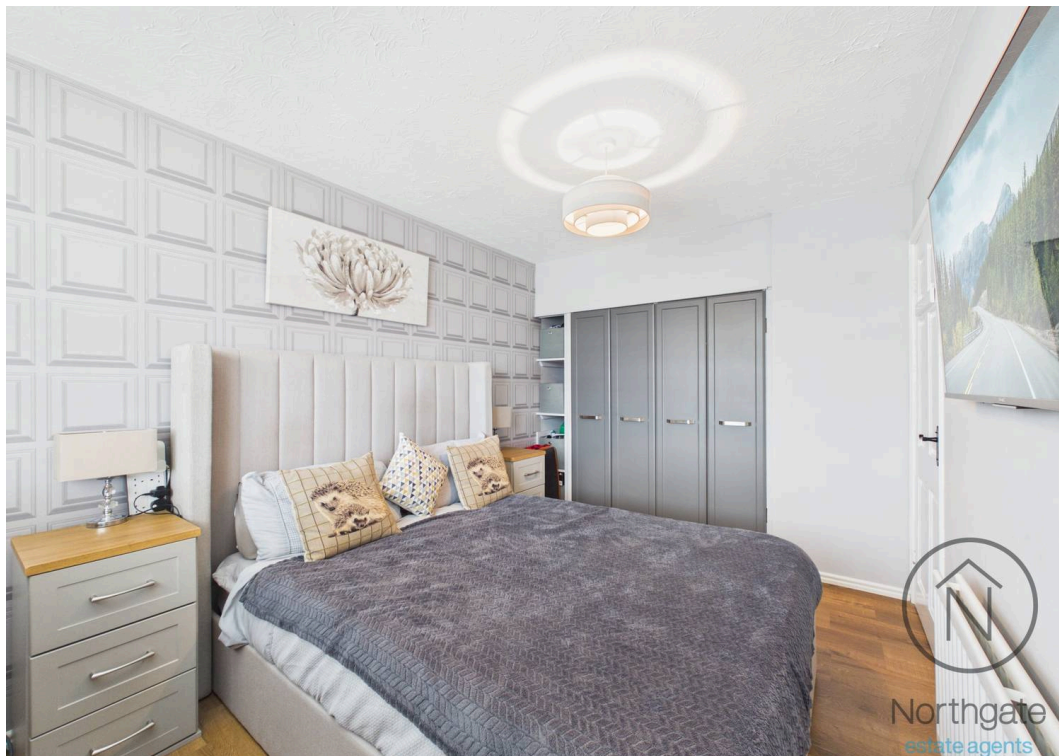
REAR GARDEN

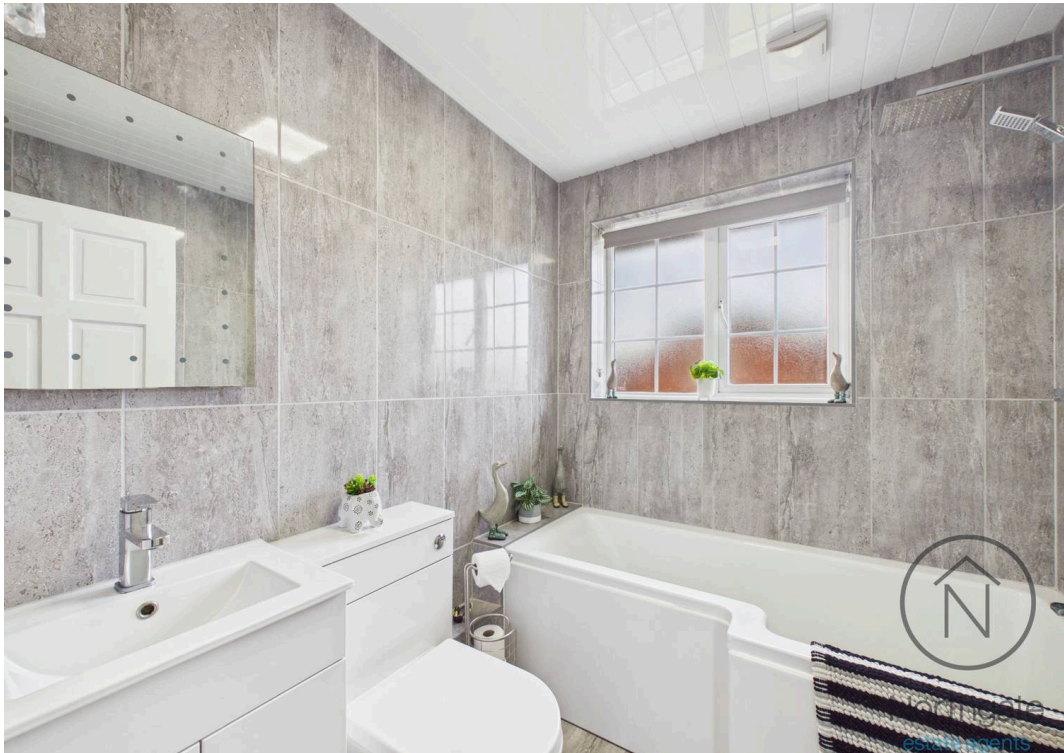
Off street

3 Parking Spaces

- Immaculate Three Bed Detached house | Driveway for Multiple Cars
- Beautiful Modern kitchen with integrated appliances
- Summer room | Dining Room
- Modern bathroom
- Well-maintained front and rear gardens
- Energy Performance Certificate: D

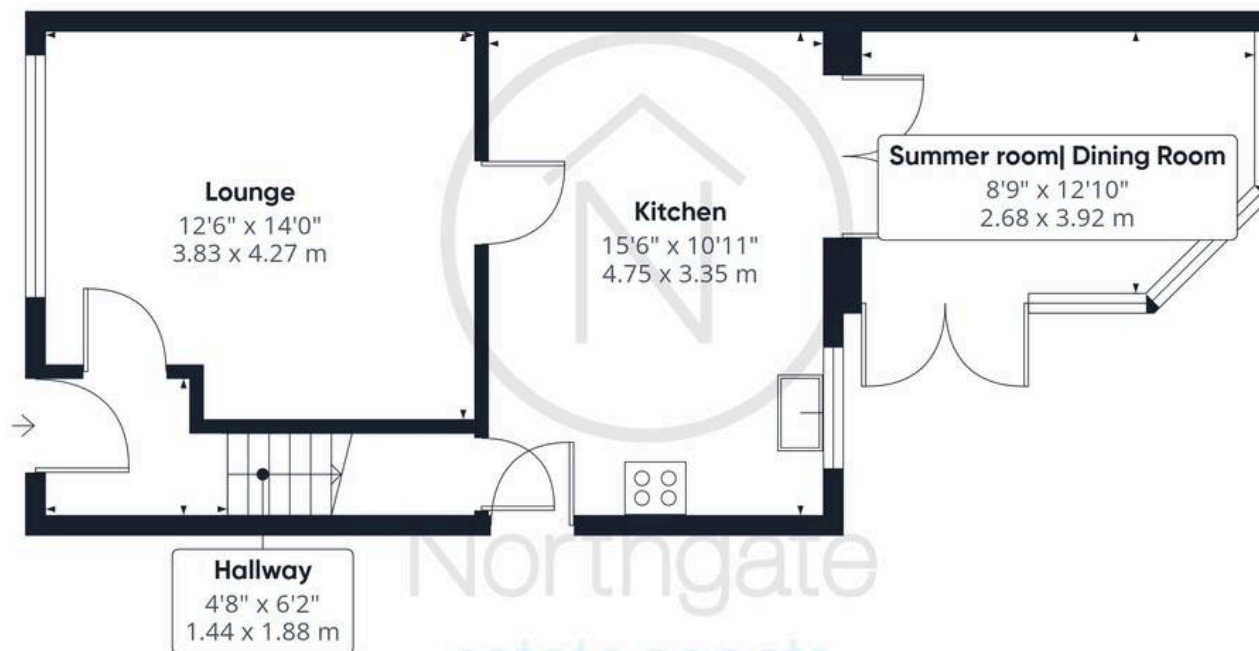








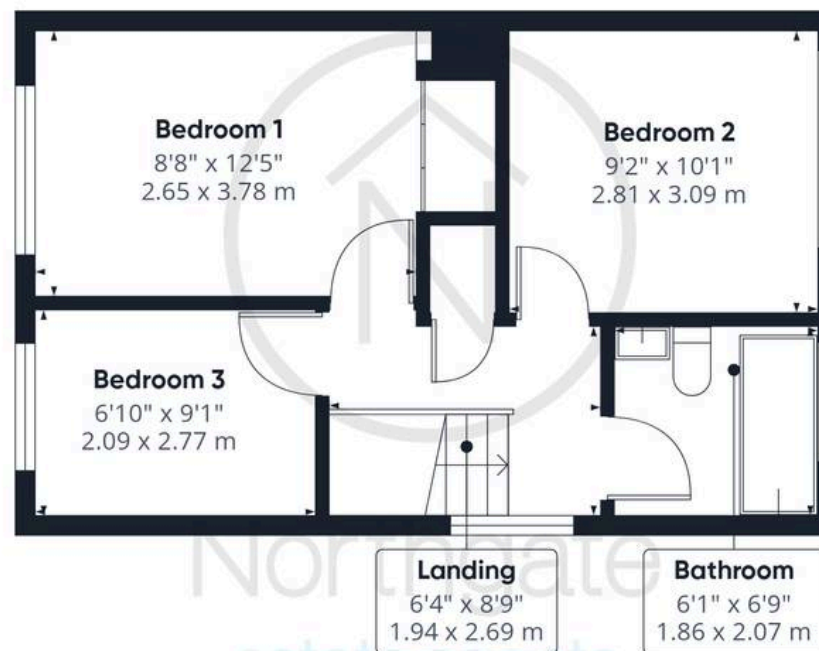
Northgate
estate agents



Approximate total area⁽¹⁾

869 ft²

80.7 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.