



St. Marys Close, Newton Aycliffe
Newton Aycliffe



Offers Invited Between £165,000 And £175,000



24 St. Marys Close

Newton Aycliffe, Newton Aycliffe

Presenting this beautifully appointed three bedroom semi-detached home, offering an exceptional standard of living ideal for families and professionals alike.

The accommodation begins with a welcoming entrance hall leading to the lounge, which then flows seamlessly into the modern fitted kitchen/dining room and convenient downstairs WC. The lounge is bright and spacious, providing ample room for relaxation or entertaining, while French doors from the dining area open onto the rear garden, allowing natural light to flood the space and create a warm, inviting atmosphere.

To the first floor, the property offers three good-sized bedrooms, with the principal bedroom benefiting from a dedicated dressing area. A modern family bathroom, finished to a high standard with contemporary fixtures and fittings, completes the accommodation.

Externally, the property benefits from an integral garage, a striking resin driveway providing off-road parking for multiple vehicles, and a rear garden featuring a beautiful resin patio, lawn area, and sleeper boarders with shrubs, offering an attractive outdoor space for relaxing or entertaining. The home has been maintained to a superb standard throughout, with modern finishes and neutral décor that will appeal to a wide range of buyers.



Further benefits include an impressive EPC rating of B, helping to reduce running costs and support a more sustainable lifestyle. Situated within a popular residential location, the property enjoys close proximity to local amenities, schools, and excellent transport links.

Combining generous living space, high-quality finishes, and thoughtful design, this home is ready to move into and enjoy from day one. Early viewing is highly recommended to appreciate the full extent of what this exceptional property has to offer.

Council Tax band: B

Tenure: Freehold

- Beautiful Three Bedroom Semi Detached
- Fitted kitchen/dining room with a French doors to rear garden
- Three generously sized bedrooms, the principal bedroom featuring a dedicated dressing area
- Stunning Resin Driveway & Resin Rear Patio
- Integral Garage
- Energy Performance Certificate : B





Hallway

4'5" x 4'5" (1.37m x 1.36m)

Lounge

15'0" x 9'11" (4.58m x 3.03m)

Kitchen/Diner

7'8" x 13'4" (2.34m x 4.07m)

WC

5'9" x 3'11" (1.77m x 0.95m)

Garage

17'7" x 8'5" (5.38m x 2.57m)

Bedroom 1

10'5" x 9'2" (3.19m x 2.80m)

Dressing Area

5'10" x 9'1" (1.80m x 2.78m)

Bedroom 2

9'6" x 10'3" (2.90m x 3.13m)

Bedroom 3

11'7" x 6'9" (3.54m x 2.06m)

Bathroom

6'0" x 6'4" (1.84m x 1.95m)

Garden

Front Garden

Driveway

2 Parking Spaces

Garage

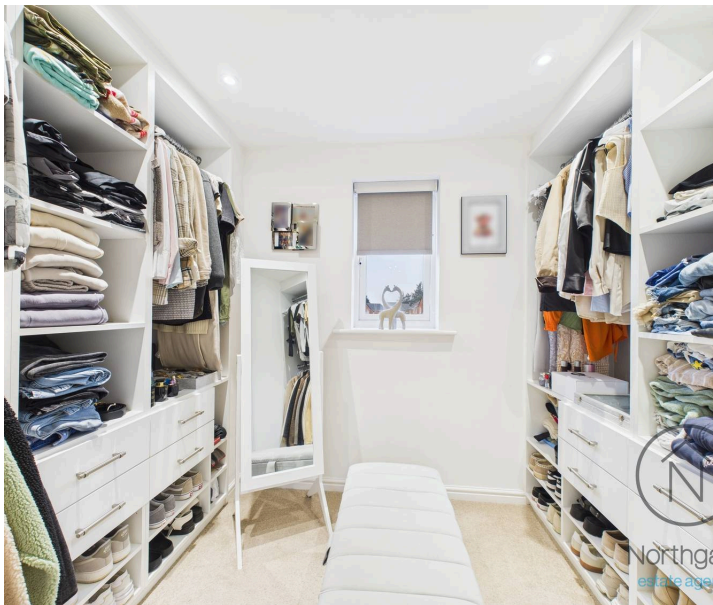
Single Garage

Driveway

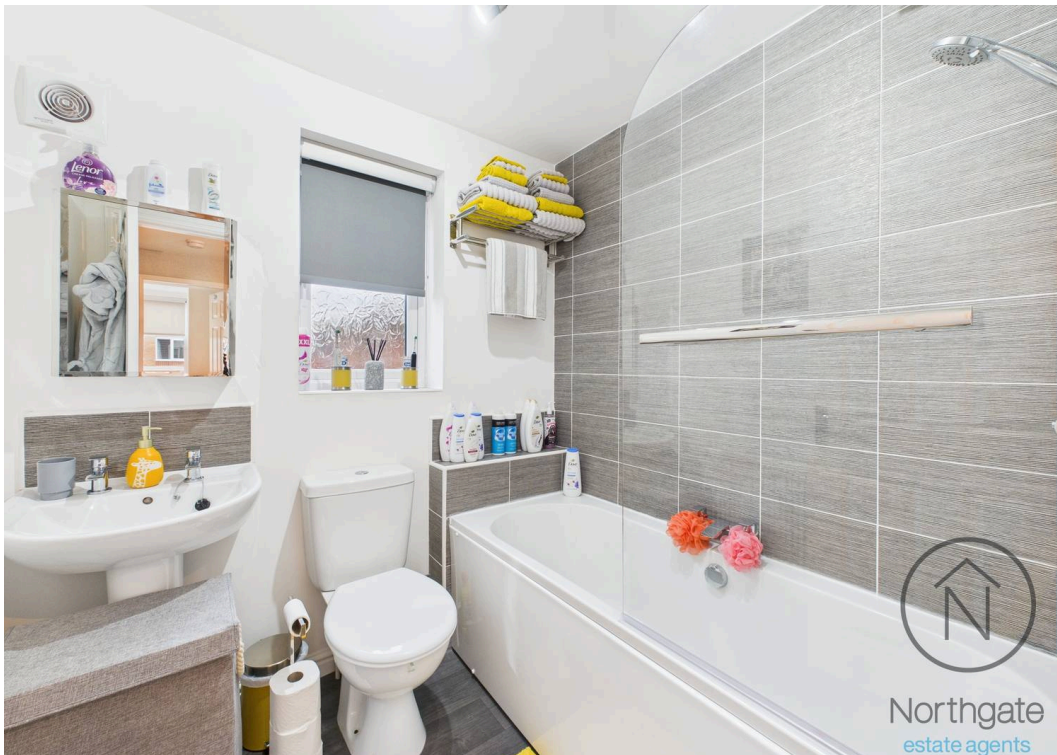
2 Parking Spaces





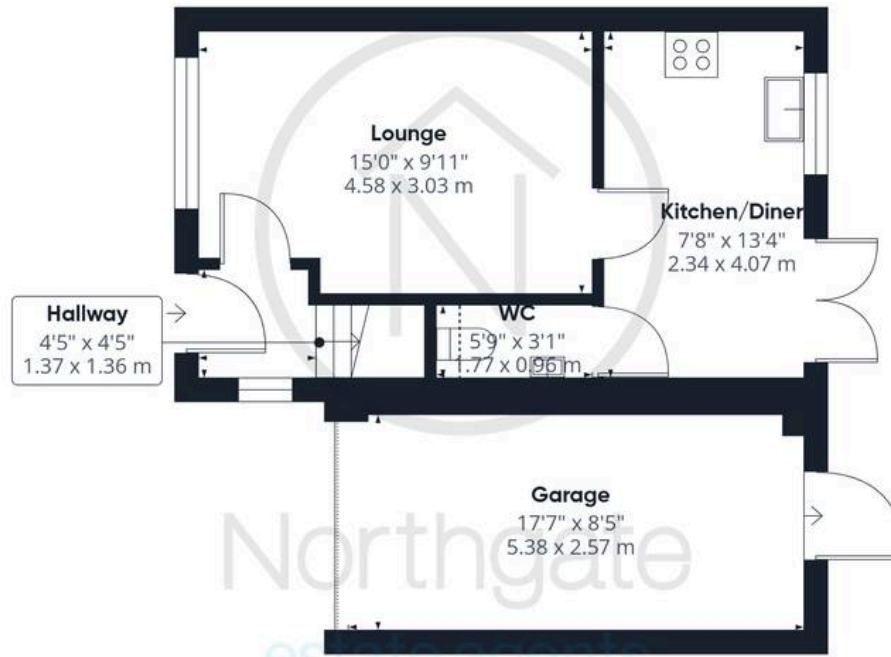




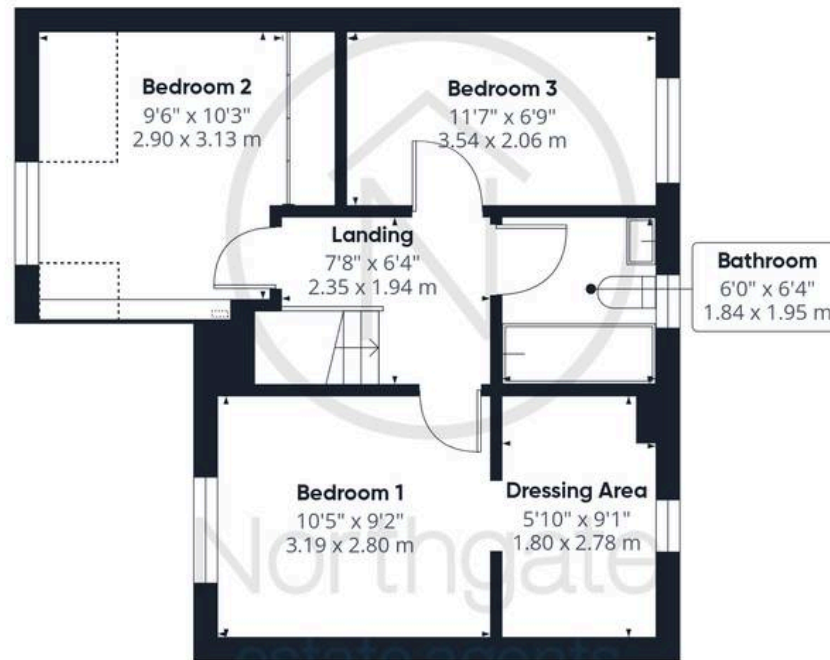




Northgate
estate agents



Ground Floor



Floor 1



Approximate total area⁽¹⁾

875 ft²

81.3 m²

Reduced headroom

21 ft²

1.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



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