



Sugarhill Crescent, Newton Aycliffe  
Newton Aycliffe



Offers In Excess of £190,000



## Sugarhill Crescent

Newton Aycliffe, Newton Aycliffe

This exceptional three-bedroom, two-bathroom end-of-terrace property offers stylish and contemporary family living within a thoughtfully designed setting.

Internally, a bright and spacious open-plan kitchen, dining and living area forms the heart of the home. The space features sleek fitted units, integrated appliances, a breakfast bar with built-in seating, and contemporary lighting. Patio doors provide seamless access to the private rear garden, flooding the room with natural light and creating an effortless indoor-outdoor lifestyle, ideal for both relaxing and entertaining.

To the first floor are two generously sized bedrooms, served by the family bathroom. The principal bedroom occupies the second floor, creating a cosy and versatile retreat complete with an en-suite shower room.

Externally, the property benefits from off-road parking and a single garage, together with a private enclosed rear garden featuring a lawned area, patio seating space and stylish built-in seating, perfect for outdoor entertaining or quiet relaxation. Contemporary fencing provides both privacy and security.

Further features include modern heating systems, statement lighting and a range of high-quality decorative finishes throughout. Occupying a desirable end-of-terrace position, this impressive home is ideally suited to families and professionals seeking a low-maintenance property with generous and versatile living accommodation.

- Modern Three Bedroom Town House
- Open plan kitchen and living area | WC
- Modern bathrooms with stylish fixtures



Council Tax band: C  
Tenure: Freehold

**Hallway**

6' 11" x 3' 9" (2.12m x 1.15m)

**Kitchen / Living Area**

**WC**

4' 8" x 3' 3" (1.42m x 0.98m)

**Landing**

12' 7" x 3' 3" (3.84m x 1.00m)

**Bedroom 2**

12' 4" x 9' 4" (3.77 x 2.87 Mtrs)

**Bedroom 3**

7' 11" x 9' 10" (2.42 x 3.00 Mtrs)

**Bathroom**

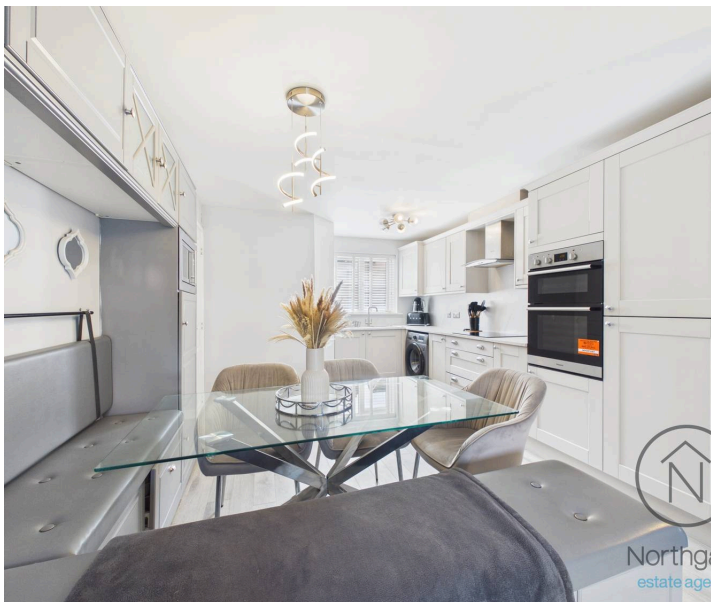
7' 11" x 5' 6" (2.41m x 1.67m)

**Dressing Area**

**Bedroom 1**

**En-suite**

7' 7" x 5' 10" (2.30m x 1.78m)

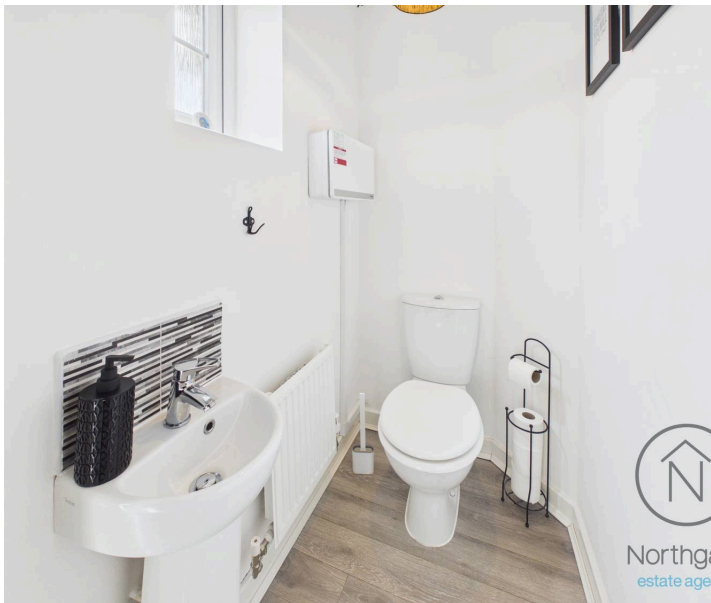




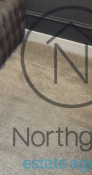
REAR GARDEN

GARAGE

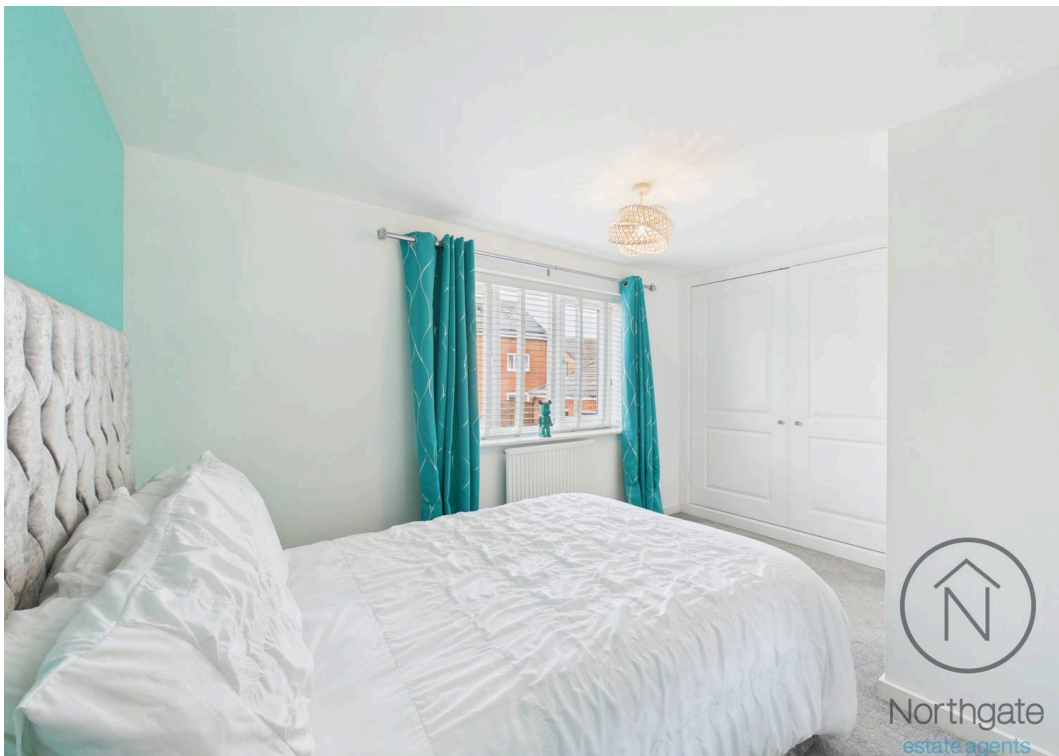
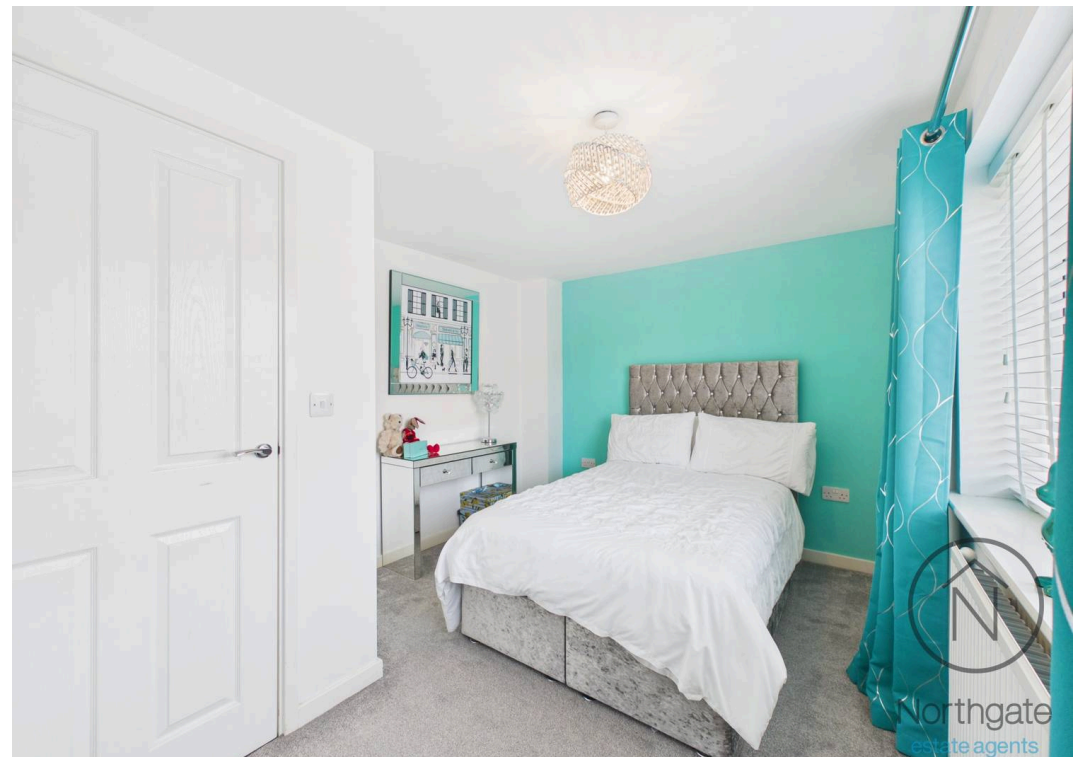
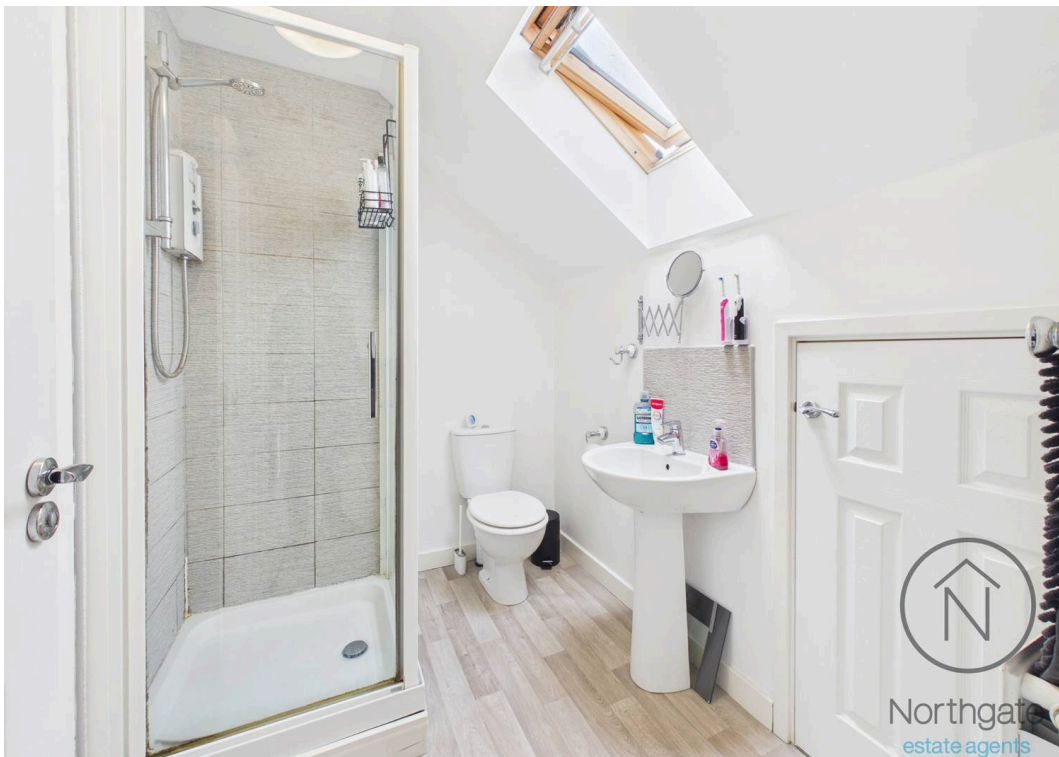
Single Garage

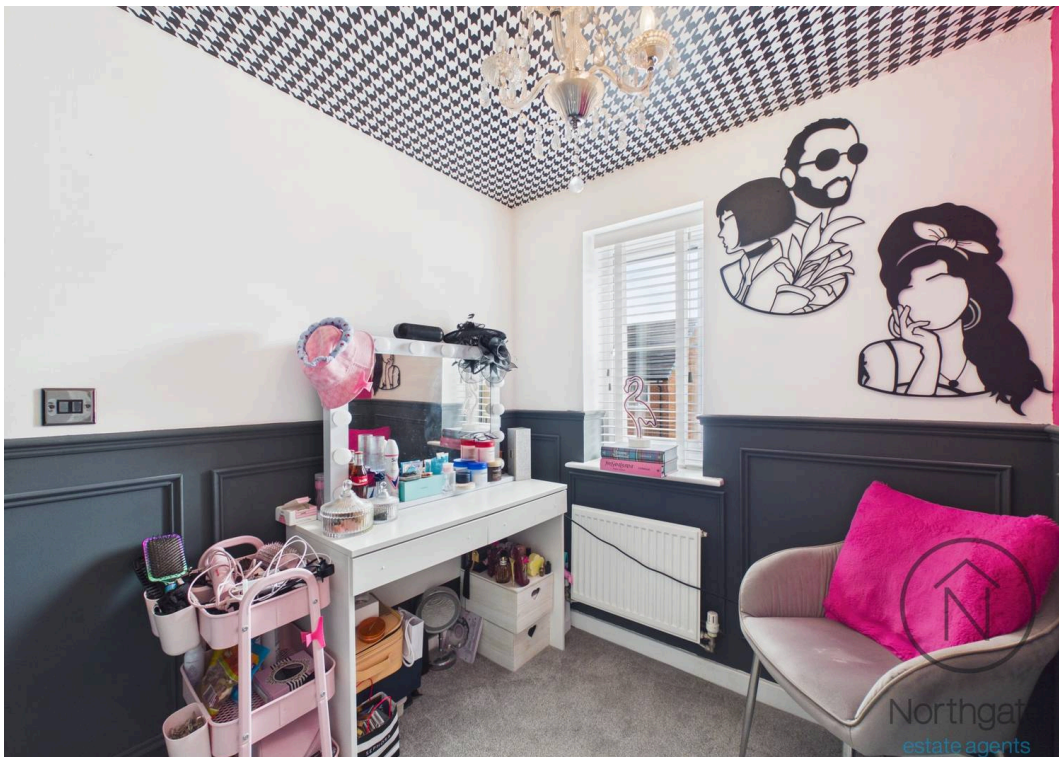


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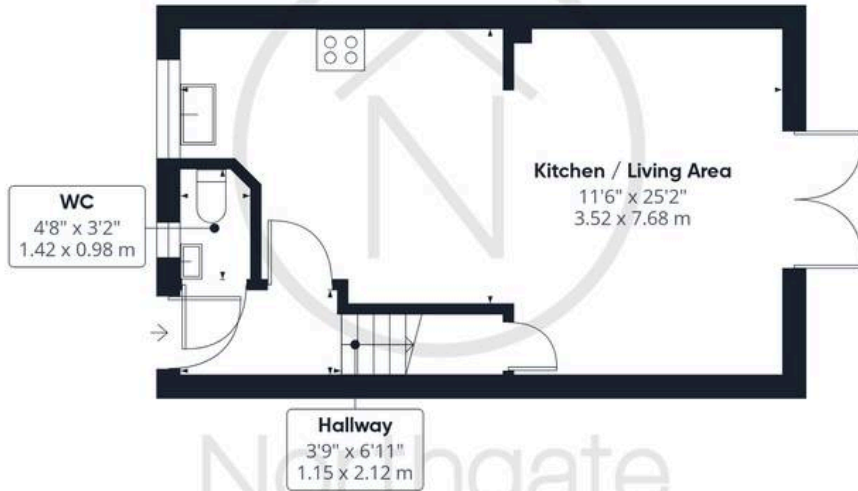
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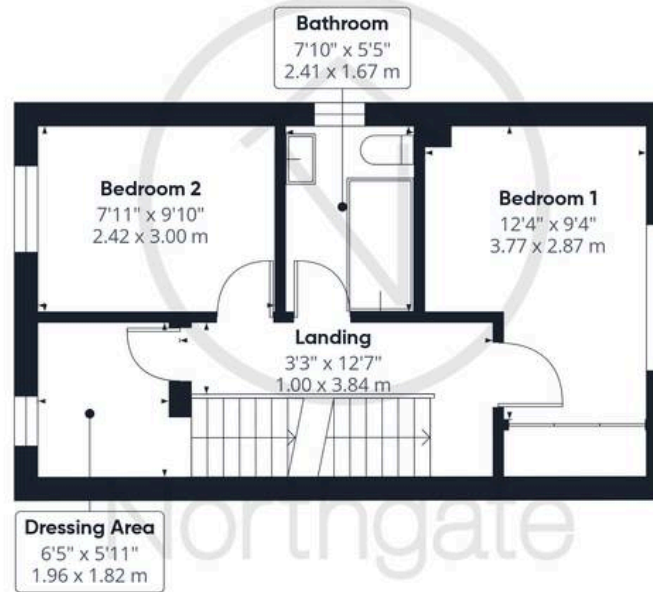




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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

945 ft<sup>2</sup>

87.7 m<sup>2</sup>

Reduced headroom

30 ft<sup>2</sup>

2.8 m<sup>2</sup>

(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.

GIRAFFE 360



Floor 2





## Northgate - County Durham

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