

Colburn Avenue, Newton Aycliffe, DL5 7HX
Offers in the region of £220,000

estates⁴
‘The Art of Property’



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Offers in the region of £220,000

Council Tax Band: D

Commanding a delightful corner position, this substantial detached family home offers an ideal blend of space, comfort, and modern living. Originally designed as a three-bedroom property, it has been thoughtfully extended to create a generous four-bedroom residence, perfect for families seeking room to grow. The principal bedroom boasts the added luxury of an en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.

The current owners have beautifully improved and maintained the home, ensuring it is ready for its new owners to move in without delay. Set on a peaceful cul-de-sac, the property benefits from pleasant views to the front and low-maintenance rear garden that enjoys a desirable South-west facing aspect, making it an ideal space for outdoor relaxation and entertaining.

Upon entering, you are greeted by a useful porch, light and airy hallway, inviting reception room, useful utility room housing the 'Combi' boiler, and a large, beautifully appointed dining kitchen providing ample space for family gatherings and entertaining guests.

The location is particularly advantageous, with easy access to local schooling and the vibrant Newton Aycliffe town centre, ensuring that all essential amenities are within reach.

This delightful home is perfect for those seeking a well-maintained property in a quiet yet convenient setting. With its spacious layout and attractive outdoor space, it presents an excellent opportunity for family living in a sought-after area.

Please note:
Council tax Band - D

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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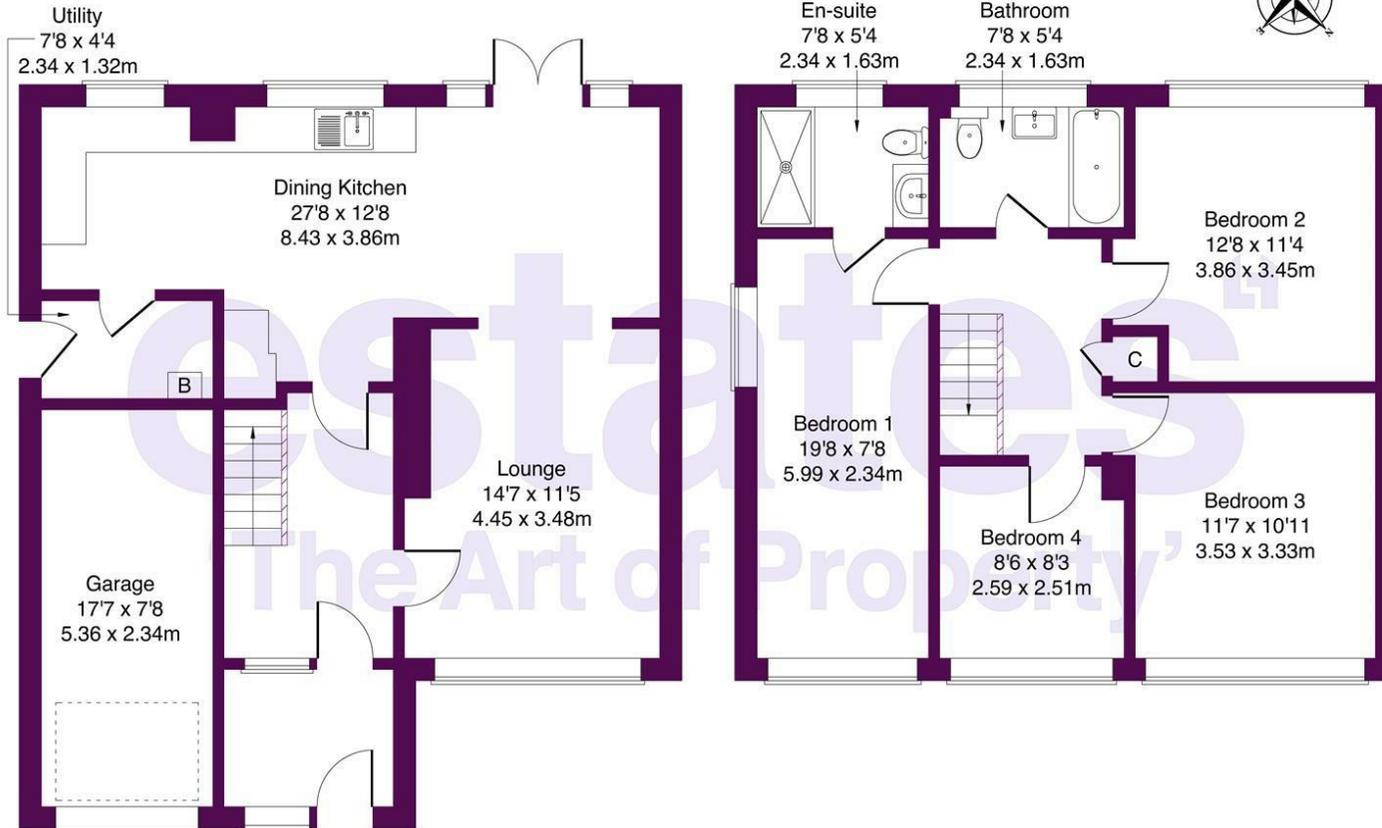
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Approximate Gross Internal Area: (1455 sq ft - 135 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2026
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |