



# The Bridle, Newton Aycliffe

Newton Aycliffe



In Excess of £325,000



## The Bridle

Newton Aycliffe, Newton Aycliffe

Northgate are delighted to offer For Sale with no onward chain this three-bedroom detached bungalow, situated in the exclusive The Bridle area of Woodham, Newton Aycliffe. Properties on this sought-after street rarely come to market. The property is located on the desirable Woodham development on the outskirts of Newton Aycliffe.

This substantial and beautifully positioned bungalow occupies a choice plot, offering ample parking and a good-sized rear garden.

The well-planned and spacious accommodation briefly comprises: entrance hall, lounge/diner, modern fitted kitchen with dining area, utility room, and a large conservatory. There are three bedrooms, all with built-in bedroom furniture/wardrobes, and a family bathroom/WC with a separate shower cubicle.

Externally, the property benefits from well maintained gardens to both front and rear.

The location is ideal for access to the major commercial centres of the North East, with a wider range of shopping, educational, and recreational facilities available in Durham, Darlington, and Teesside. For commuters, the A1(M) and A19 provide excellent road links. Mainline railway stations at Durham and Darlington offer connections to the rest of the country, complemented by international airports at Newcastle and Durham Tees Valley.



- Beautifully presented three-bedroom detached bungalow in the exclusive Bridle area of Woodham
- Spacious and well-planned accommodation including lounge/diner and large conservatory
- Modern fitted kitchen with dining area, utility room and cloakroom/WC
- Three bedrooms with built-in wardrobes and family bathroom with separate shower
- Ample parking, double garage and good-sized rear garden on a desirable plot
- Energy Performance Certificate: TBC

**Entrance Hallway**

13'1" x 6'3" (3.99 x 1.92 m)

**Lounge/Diner**

13'1" x 19'10" (4.01 x 6.05 m) 9'5" x 10'1" (2.88 x 3.10 m)

**Kitchen/Diner**

8'11" x 15'10" (2.72 x 4.84 m)

**Hallway**

22'0" x 2'8" (6.71 x 0.84 m)

**Utility Room**

6'10" x 9'9" (2.10 x 2.97 m)

**Bedroom 1**

14'9" x 9'10" (4.52 x 3.00 m)

**Bedroom 2**

10'9" x 12'0" (3.29 x 3.67 m)

**Bedroom 3**

10'7" x 9'9" (3.23 x 2.98 m)

**Bathroom**

8'11" x 8'6" (2.73 x 2.61 m)

**Conservatory**

11'10" x 17'5" (3.61 x 5.32 m)

**Garage**

16'0" x 16'1" (4.90 x 4.92 m)





FRONT GARDEN

REAR GARDEN

Garage

Double Garage

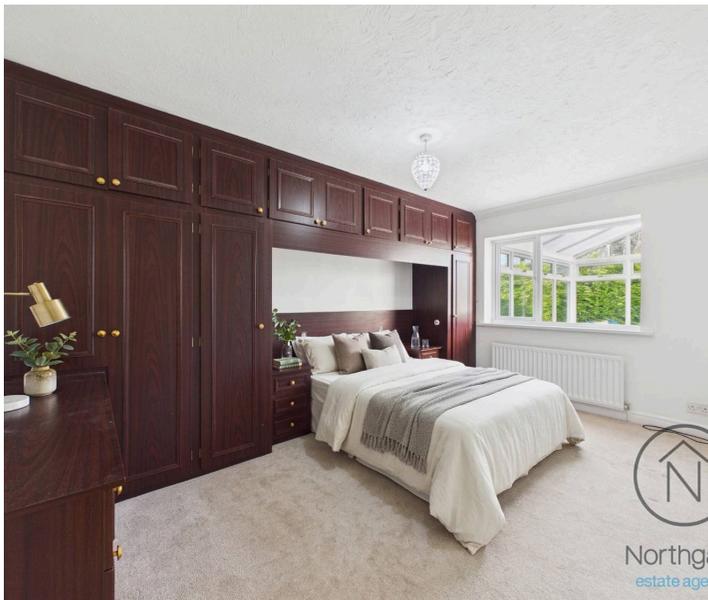
Driveway

2 Parking Spaces

Note: Please note that some images have been digitally staged to illustrate the potential of the property.

Council Tax band: E

Tenure: Freehold

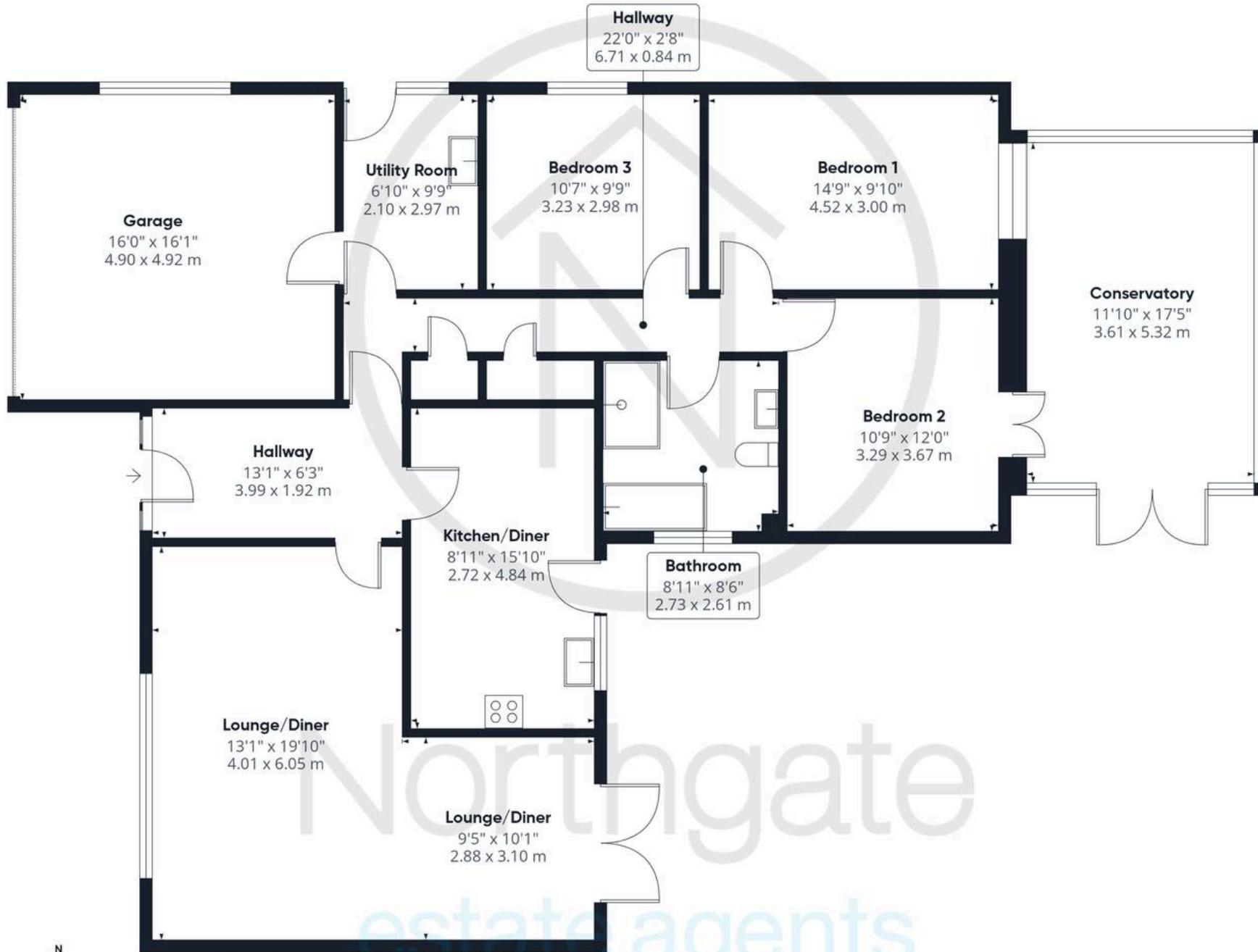








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Approximate total area<sup>(1)</sup>

1683 ft<sup>2</sup>  
156.4 m<sup>2</sup>

(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

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