



Sugarhill Crescent, Newton Aycliffe

Newton Aycliffe



Offers in Region of £230,000





## Sugarhill Crescent

### Newton Aycliffe

This impressive four-bedroom, two-bathroom detached house is thoughtfully designed to accommodate both families and professionals seeking a versatile and contemporary home. The layout features two spacious reception rooms, providing flexible living and entertaining spaces that can easily adapt to the needs of a growing family or those working from home. The modern kitchen is a standout, boasting sleek cabinetry, integrated appliances, and abundant natural light from large windows and a glass door that opens directly to the garden. Each of the four bedrooms is generously proportioned, with large windows that flood the rooms with light, soft neutral or pastel decor, and plush carpeted or warm wooden flooring to ensure maximum comfort. The principal bedroom benefits from ample built-in wardrobes, offering excellent storage solutions.

The home is complemented by two stylish bathrooms, both finished with contemporary fixtures and an abundance of natural light. One bathroom features a bath-tub with an overhead shower, while the other is efficiently designed with a sleek tile backsplash and modern towel radiator, providing both style and practicality. Stepping outside, the beautifully maintained garden is a major highlight, featuring a lush lawn, dedicated children's play area with a slide, and a patio seating area perfect for alfresco dining or entertaining guests. French doors from the main living space enhance the indoor-outdoor flow, making family gatherings and summer barbeques a breeze.

- Four bedroom detached family home
- Prime Location: Sought-after Cobblers Hall in Newton Aycliffe.
- Versatile Living: Spacious lounge and a flexible



Additional benefits include off-road parking via a private driveway, an integral garage for secure vehicle storage or further utility space, and a low-maintenance front garden that enhances the property's kerb appeal. Eco-conscious buyers will also appreciate the solar panels installed on the roof, adding a sustainable and energy-efficient touch to this already impressive property. This welcoming home combines style, comfort, and practicality, making it an ideal choice for those seeking modern living in a family-friendly setting.

Council Tax band: D

Tenure: Freehold

**Hallway:**

14'7" x 3'1" (4.45 x 0.96 m)

**Lounge**

15'6" x 11'10" (4.72 x 3.61 m)

**Breakfast Kitchen:**

13'9" x 9'0" (4.20 x 2.76 m)

**Dining Room/Snug**

9'2" x 8'7" (2.81 x 2.63 m)

**WC:**

3'11" x 4'6" (0.96 x 1.39 m)

**Landing:**

6'4" x 7'8" (1.95 x 2.36 m) Access to boarded loft

**Bedroom One:**

14'0" x 10'8" (4.28 x 3.25 m)

**Ensuite:**

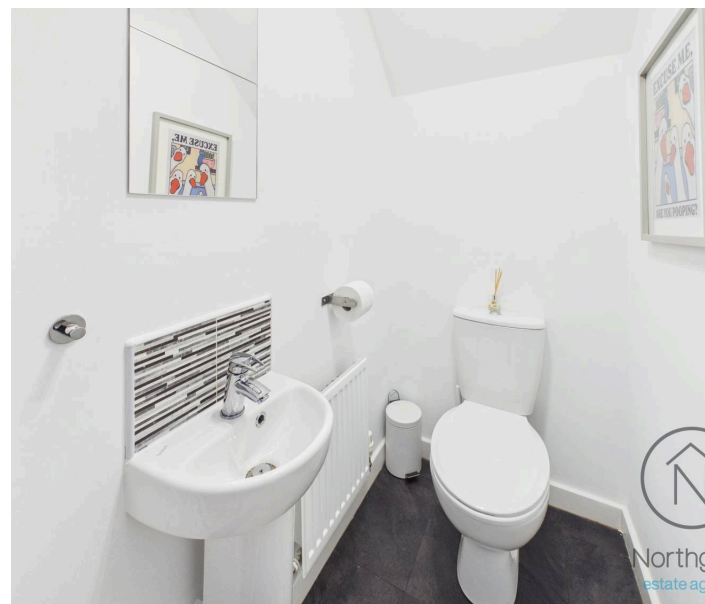
2'5" x 7'5" (0.74 x 2.26 m)

**Bedroom Two:**

14'0" x 8'6" (4.27 x 2.60 m)

**Bedroom Three:**

9'4" x 10'7" (2.87 x 3.24 m)







#### Bedroom Four:

7'10" x 10'3" (2.40 x 3.15 m)

#### Bathroom:

6'5" x 7'5" (1.98 x 2.28 m)

#### Garage:

16'9" x 8'6" (5.12 x 2.61 m)

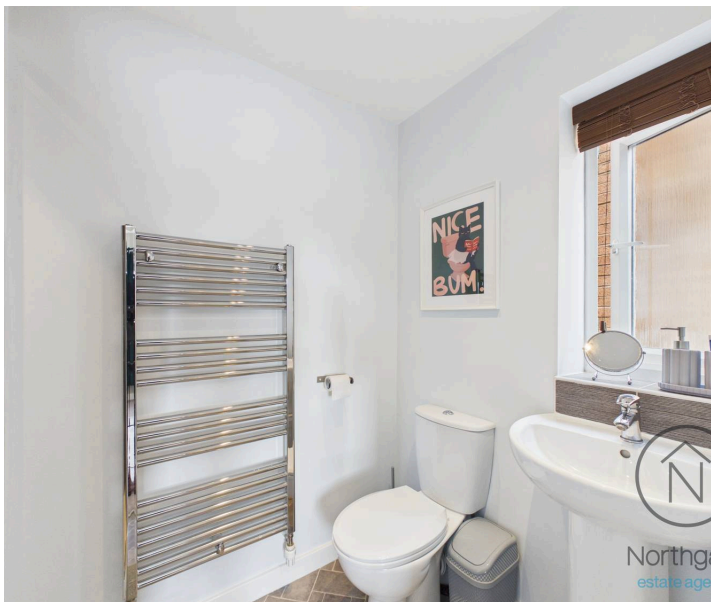
#### Garden

#### GARAGE

Single Garage

#### DRIVEWAY

2 Parking Spaces

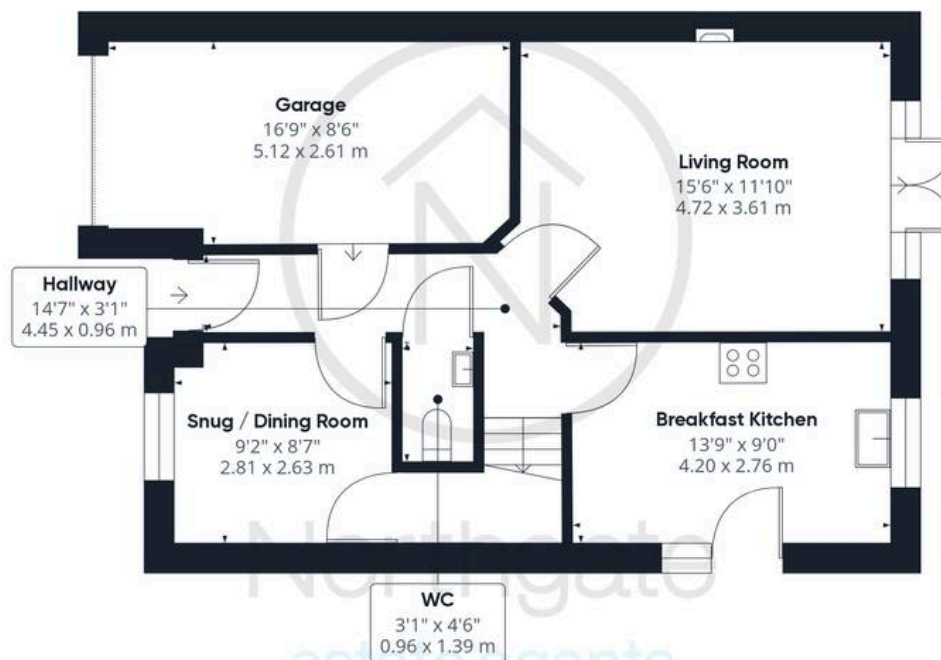








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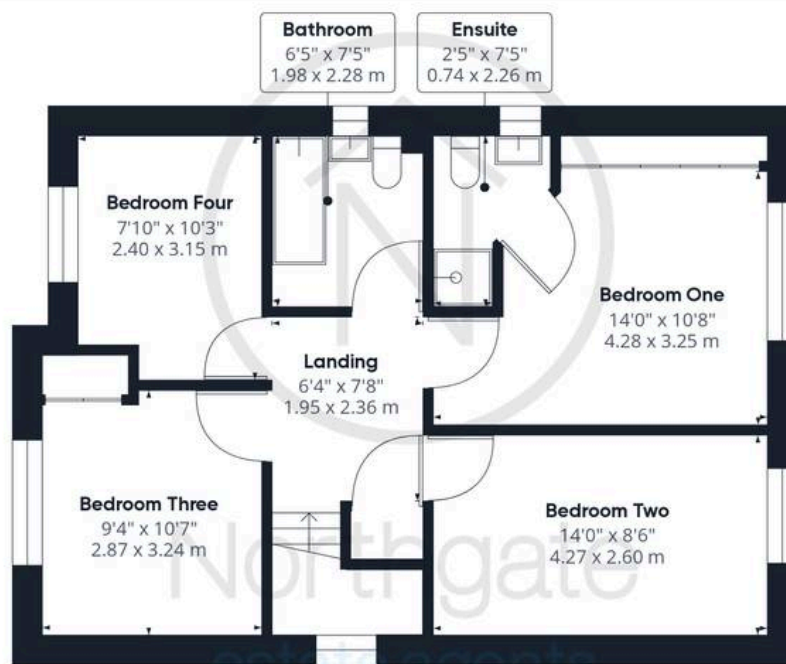


Ground Floor

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

1215.68 ft<sup>2</sup>

112.94 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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