

Hamilton Close, Newton Aycliffe, DL5 4DB
Offers in excess of £265,000

estates⁴
'The Art of Property'



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Offers in excess of £265,000

Council Tax Band: D

A Generous Detached Home | Peaceful Cul-de-sac | Detached Garage | South-facing Garden | Solar Panels | No Onward Chain | EPC Rating: B

Occupying a lovely position at the head of this choice cul-de-sac, this generous four-bedroom, three reception, plus dining kitchen, detached home, enjoys a wonderful sense of privacy, with mature trees and woodland to the front and views over 'The Burn'.

Ideally situated within walking distance of the town centre & Woodham Academy, the nearest secondary school. The property is also well connected to surrounding towns and villages, with the A1(M) just a short drive away, providing excellent links both north and south.

The home offers spacious and versatile accommodation, beginning with a bright and welcoming entrance hallway. There is a cosy lounge to the right, a separate dining room to the left, and a generous kitchen/breakfast room to the rear. The kitchen leads to a useful utility room, ground floor WC and a further versatile reception room, perfect for use as a snug, playroom, home office or study.

To the first floor are four well-proportioned bedrooms, three benefiting from built-in wardrobes. Bedrooms one and two enjoy the attractive outlook to the front, with the principal bedroom also featuring an en-suite shower room with double shower cubicle. The remaining bedrooms are served by the family bathroom.

The rear garden enjoys a favourable south-facing aspect and is well presented and manageable. There is hardstanding parking to the rear, together with access to the separate detached garage, providing secure parking or

useful storage, as well as useful visitor parking.

The property also benefits from solar panels and is offered for sale with no onward chain and an excellent opportunity for the new owner to personalise and enhance the property to their own taste. A spacious detached home in a peaceful and private setting, yet conveniently positioned for the town centre and excellent road links.

PLEASE NOTE:

The property benefits from solar panels, however, the client has confirmed that a component currently requires replacement, meaning the panels are not operational at present. The replacement part, including fitting, has been recently quoted at approximately £700. This figure is provided as a guide only and prospective purchasers are advised to make their own enquiries regarding the cost of any necessary works.

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Following acceptance of an offer, each prospective buyer will be required to pay £30 inc. VAT for the necessary anti-money laundering checks, carried out by Estates in accordance with HMRC regulations.

DISCLAIMER

All measurements, including the total square footage and individual room dimensions, are provided as a guide only and should not be relied upon as exact measurements. Measurements will, in most cases, represent the maximum measurement of the room or area. Where measurements are provided for garages, outbuildings or other additional areas, these will also be included within the stated total square footage. Prospective purchasers should satisfy themselves as to the accuracy of all measurements before proceeding.

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) as a guide to the property. They do not constitute or form part of an offer or contract and should not be relied upon as representations. All interested parties are advised to verify the accuracy of the information provided. No tests or checks have been carried out in respect of heating, plumbing, electrical installations or appliances included with the property. Prospective purchasers should make their own enquiries and investigations as appropriate.

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Approximate Gross Internal Area: (1598 sq ft - 148 sq m.)

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Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>



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	84	88
(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