



31 Bluestone Close, Newton Aycliffe

In Excess of £170,000

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Newton Aycliffe, Newton Aycliffe

Offers Invited Between £170,000 To £180,000 – Welcome to your dream family home! Three Bedroom Family Home Situated On Modern Development In Cobblers Hall, Newton Aycliffe. The Property Benefits From Gas Central Heating, UPVC Double Glazing Throughout.

As you step into this inviting family home, you are greeted by an Entrance Hall leading to a convenient Ground Floor W/C, perfect for guests and family members alike.

The heart of the home is a modern Kitchen/Diner featuring integrated appliances. This open-plan space is perfect for family gatherings and entertaining leading to the Lounge, complete with Patio Doors to the rear garden, offers an abundance of natural light and a seamless indoor-outdoor connection.

Upstairs, on the second floor the Master Bedroom boasts an En-Suite for added convenience. on the first floor Two additional bedrooms and a well-appointed Family Bathroom.

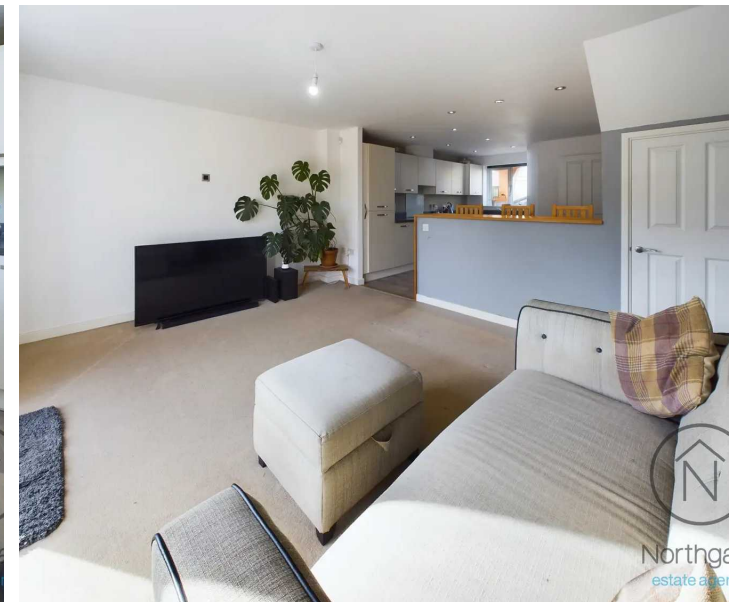
The rear garden has a gravel area, artificial lawn, and a raised flower bed, providing a low-maintenance, and access gate leads to;

A Single Garage and Off-Street Parking to the rear.

Don't miss the opportunity to make this dream home yours. To schedule a viewing or for further details, please contact our dedicated Property Consultant, Claire Hutchinson, at 01325 728332.

Council Tax band: C

Tenure: Freehold



Entrance Hallway

WC

Kitchen/Diner

13'8" x 11'7" (4.17 x 3.55 m)

Living Room

11'4" x 14'8" (3.48 x 4.49 m)

First Floor Landing

Bedroom Two

9'5" x 14'7" (2.89 x 4.46 m)

Bedroom Three

9'10" x 7'10" (3.00 x 2.39 m)

Bathroom

5'4" x 7'10" (1.64 x 2.40 m)

Dressing Area

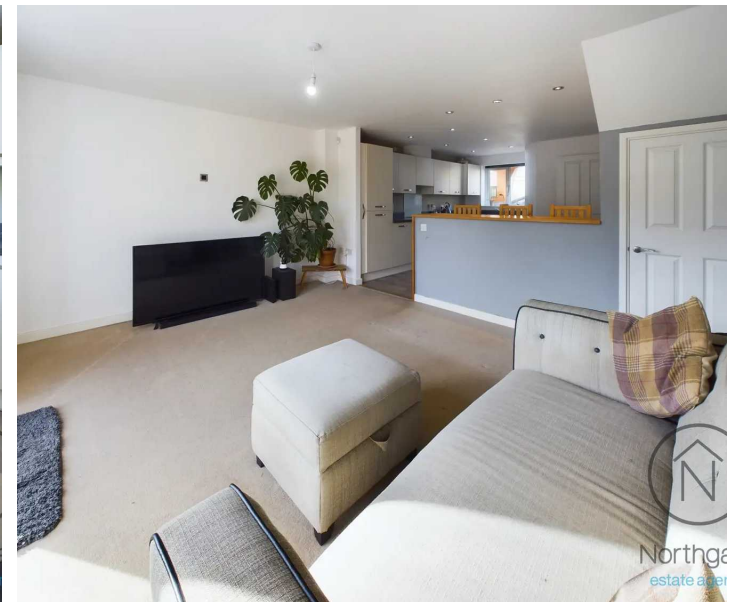
5'11" x 6'4" (1.82 x 1.95 m)

Second Floor - Bedroom One

13'0" x 14'8" (3.98 x 4.49 m)

En-suite

5'9" x 7'7" (1.77 x 2.33 m)





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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1126.71 ft²

104.67 m²

Reduced headroom

29.66 ft²

2.76 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360





Northgate – County Durham

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