



Brafferton Close, Newton Aycliffe

Newton Aycliffe



Offers in Region of £185,000



## 9 Brafferton Close

Newton Aycliffe, Newton Aycliffe

Presenting a charming two-bedroom detached bungalow, ideally located in the sought-after area of Woodham.

This lovely property offers a warm and inviting ambience with virtually staged photos giving a glimpse of its potential. The interior boasts a spacious living room, dining room, and a functional breakfast kitchen, providing ample space for relaxation and entertainment.

The property also features two cosy bedrooms and a family bathroom, perfect for a small family or retirees seeking comfort and convenience. Externally, the bungalow comes with well-maintained gardens to the front, side, and rear, mainly laid to lawn, creating a peaceful outdoor retreat.

A generous double-length driveway offers plenty of parking space, adding to the convenience of this lovely home.

There is also potential to extend the property, subject to obtaining necessary planning consents, allowing for further customisation to suit individual needs.

This delightful property presents a unique opportunity for those seeking a peaceful retreat while still being conveniently located near amenities and transport links. Don't miss out on the chance to make this property your own and enjoy the tranquillity of Woodham living at its finest.



- Two Bedroom Detached Bungalow
- Living Room, Dining Room, Breakfast Kitchen
- Two bedrooms and a family bathroom
- Externally gardens to front side and rear mainly laid to law
- Double length driveway
- Potential to extend subject to necessary planning consents
- Energy efficiency Rating: C
- Council Tax band: C
- Tenure: Freehold

#### Living Room

17'10" x 15'11" (5.44 x 4.87 m)

#### Breakfast Kitchen

12'0" x 9'7" (3.67 x 2.94 m)

#### Dining Room / 3 Bedroom

11'9" x 8'4" (3.60 x 2.56 m)

#### Bedroom One

11'1" x 10'2" (3.39 x 3.10 m)

#### Bedroom Two

11'10" x 6'10" (3.61 x 2.08 m)

#### Bathroom

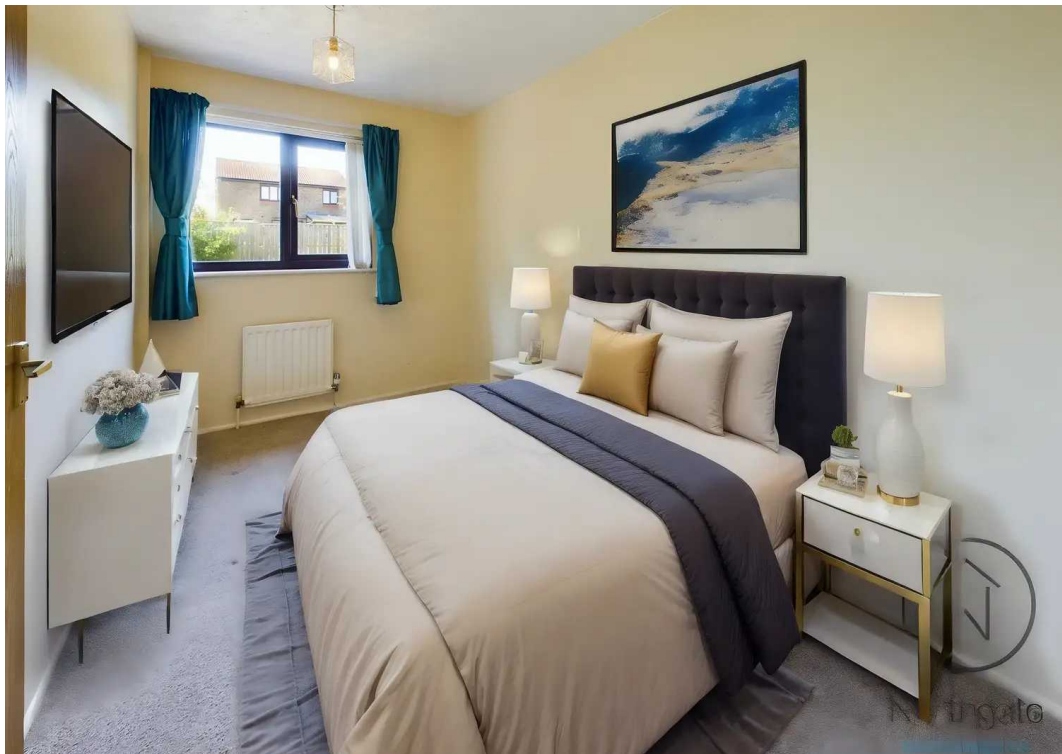
8'2" x 9'6" (2.50 x 2.90 m)



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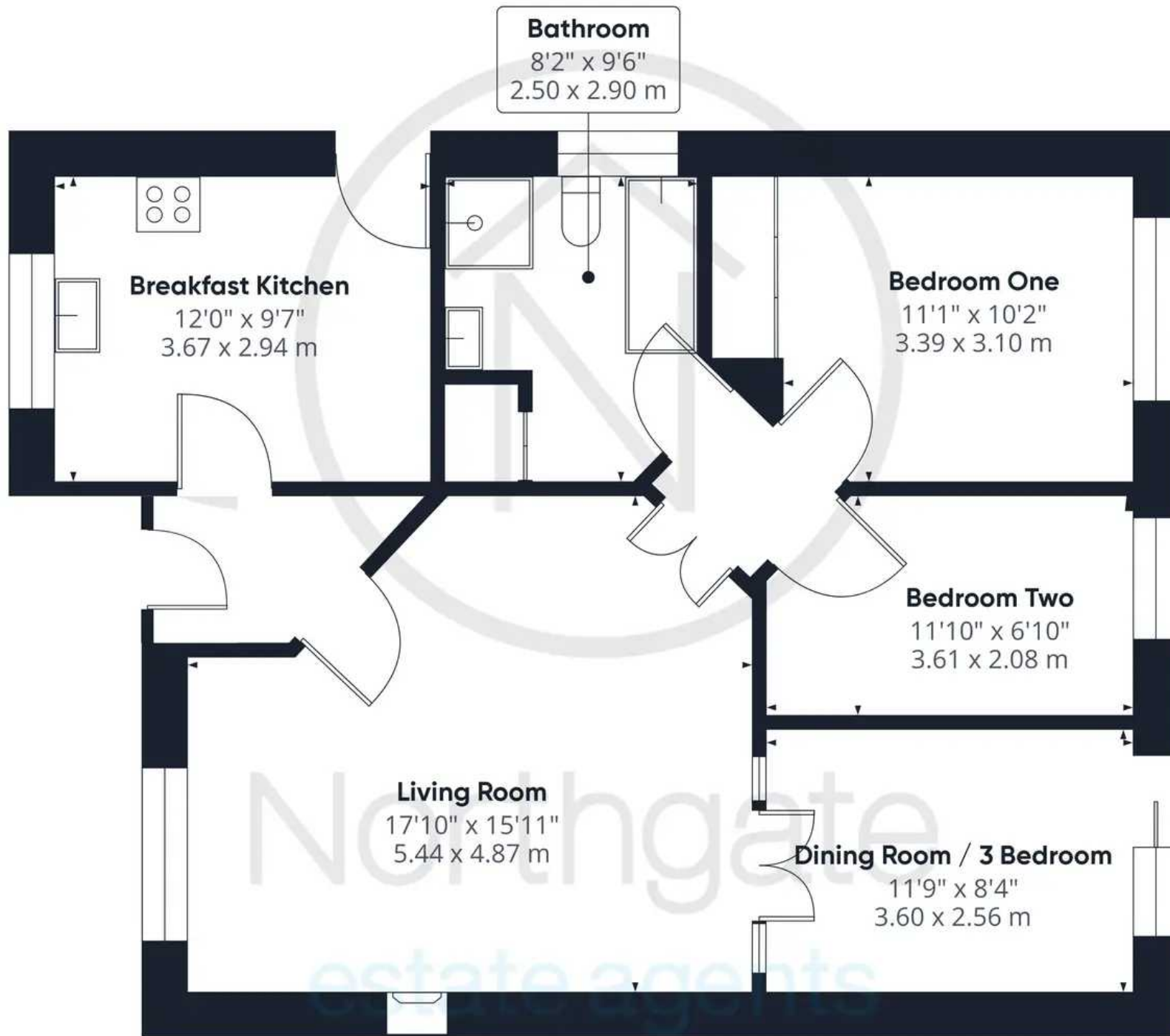


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Approximate total area<sup>(1)</sup>

773.67 ft<sup>2</sup>

71.88 m<sup>2</sup>

(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.

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## Northgate - County Durham

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