



# North Cottages, School Aycliffe

Newton Aycliffe



Offers in Region of £260,000





## 14 North Cottages

School Aycliffe, Newton Aycliffe

This immaculate three-bedroom semi-detached family home offers a blend of modern elegance and exceptional comfort. As you enter, you're greeted by a welcoming entrance that flows into a spacious living room, showcasing a stylish feature fireplace and a generous front window that bathes the room in natural light.

The second reception area seamlessly transitions into an open-plan breakfast kitchen, meticulously finished to the highest standards. The kitchen boasts premium Smeg integrated appliances, including an oven, hob, and microwave, alongside an integrated dishwasher and a wine cooling fridge, making it a chef's dream. The adjacent utility room is well-appointed with ample worktop space, plumbing for an automatic washing machine, and space for a tumble dryer, ensuring practicality and convenience.

The ground floor is completed by a WC.

The spacious first-floor landing leads to three beautifully sized bedrooms with built-in wardrobes. The family bathroom featuring a shower over the bath, a pedestal wash hand basin, and a WC.

Externally, the property features a large block-paved driveway leading to an oversized garage. Gated access at the rear opens to a charming patio garden that backs onto a picturesque golf course. A cozy garden room completes this outstanding property, providing a perfect retreat for relaxation or entertaining.

This home combines contemporary style with functional living spaces, making it a standout choice for discerning





**Kitchen area**  
22'10 x 6'4 6.97 x 1.95

**Living Area**  
9'10 x 12'11 3.01 x 3.94

**Lounge**  
10'11 x 11'11 3.33 x 3.64

**Utility Room**  
10'5 x 4'5 3.18 x 1.35

**Ground Floor W.C**

**Landing**  
9'5 x 6'3 2.89 x 1.93

**Bedroom 1**  
9'9 x 10' 2.97 x 3.07

**Bedroom 2**  
9'10 x 11'11 3.01 x 3.64

**Bedroom 3**  
7'9 x 8'7 2.37 x 2.62

**Bathroom**  
6'3 x 6'4 1.91 x 1.93

**Garden Room**  
8'9 x 15'7 2.69 x 4.76







## GARDEN

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## GARAGE

Triple Garage

Large block paved drive to the front of the property offering ample parking





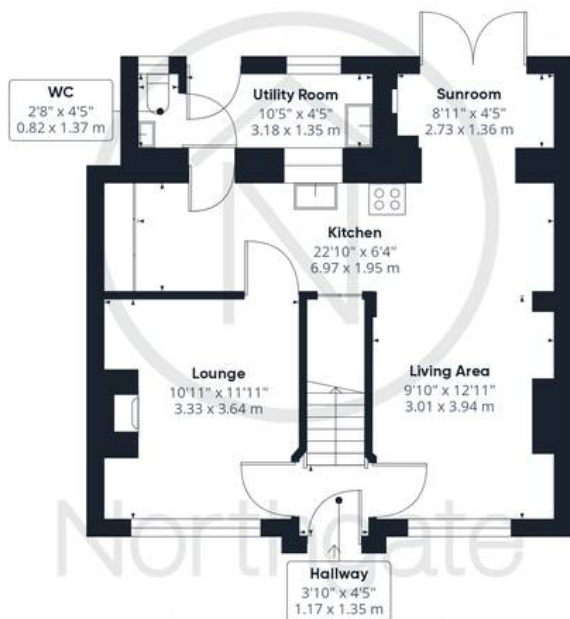








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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1264.01 ft<sup>2</sup>

117.43 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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