



Sugarhill Crescent, Newton Aycliffe

Newton Aycliffe



In Excess of £235,000



## 17 Sugarhill Crescent

Newton Aycliffe, Newton Aycliffe

Situated in the sought-after area of Cobblers Hall in Newton Aycliffe, this four-bedroom detached property presents a wonderful opportunity for comfortable family living. As you step inside, you are greeted by an inviting entrance hall leading to a spacious lounge with feature fire and French doors to rear garden. To the front of the property, you will find a versatile snug that could easily be used as a dining room to accommodate your family meals or home office. The modern breakfast kitchen is equipped with a range of base and eye-level units, along with integrated appliances, making meal preparation a breeze. A WC completes the internal ground floor.

Ascending the staircase to the first floor, you'll discover four well-appointed bedrooms, including the master bedroom featuring its own ensuite shower room for added luxury and privacy. A lovely family bathroom serves the remaining bedrooms. Moving to the outdoor space, the property boasts gardens at the front, a driveway providing off-road parking leading to a single garage, and a rear established garden featuring a variety of delightful plants, shrubs, and trees. This outdoor haven is the perfect setting for outdoor gatherings or simply unwinding amidst nature's beauty. With its spacious interiors and charming outdoor space, this property offers a comfortable and inviting retreat for discerning homebuyers seeking a place to call home.

Council Tax band: D

Tenure: Freehold

- Four bedroom detached family home
- Prime Location: Sought-after Cobblers Hall in Newton Aycliffe.



**Hallway:**

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

**Living Room:**

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

**Breakfast Kitchen:**

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

**Snug / Dining Room:**

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

**WC:**

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

**Garage:**

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

**First Floor:**

**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)





**GARDEN**

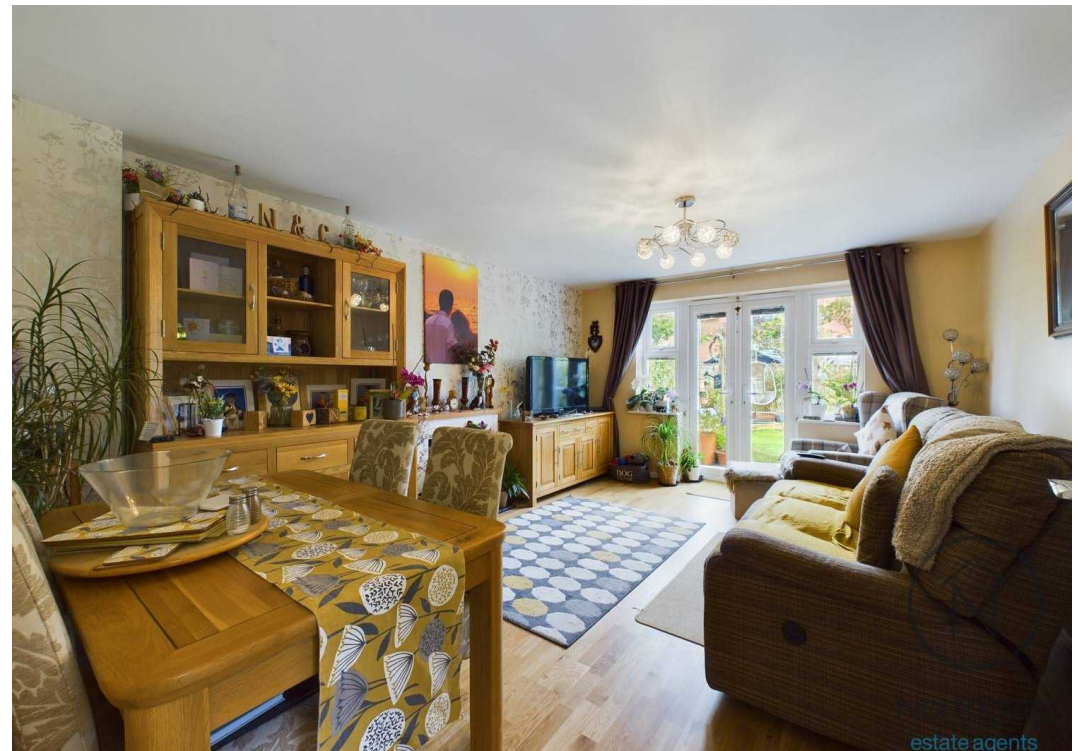
**GARAGE**

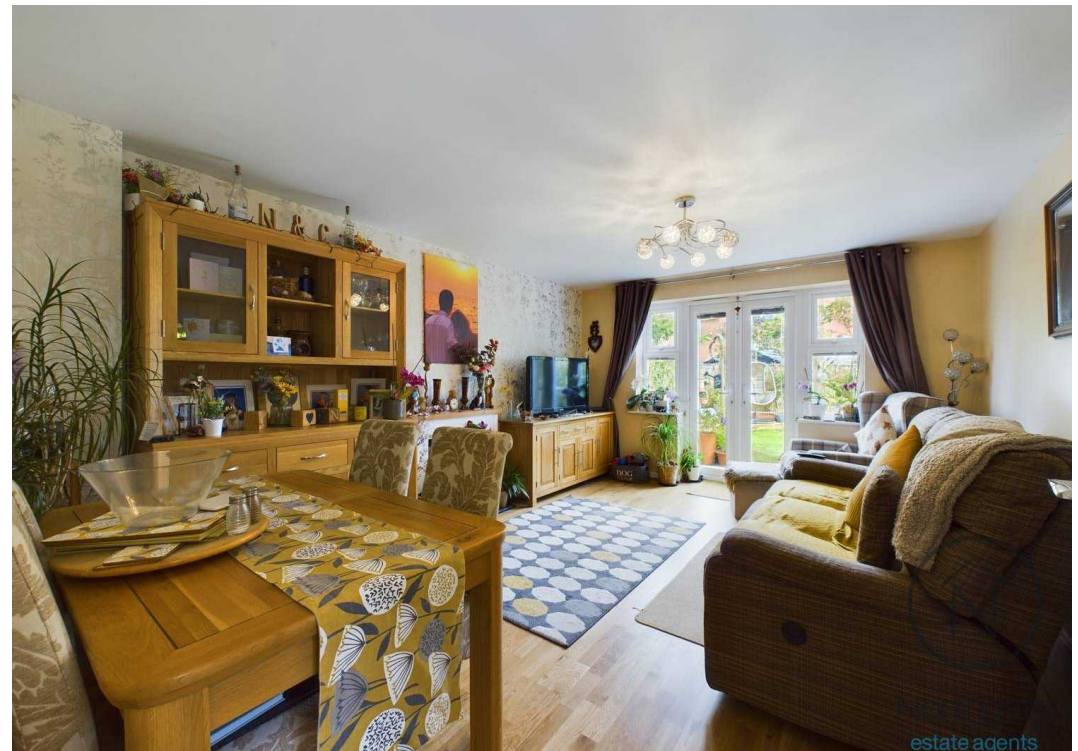
Single Garage

**DRIVEWAY**

2 Parking Spaces

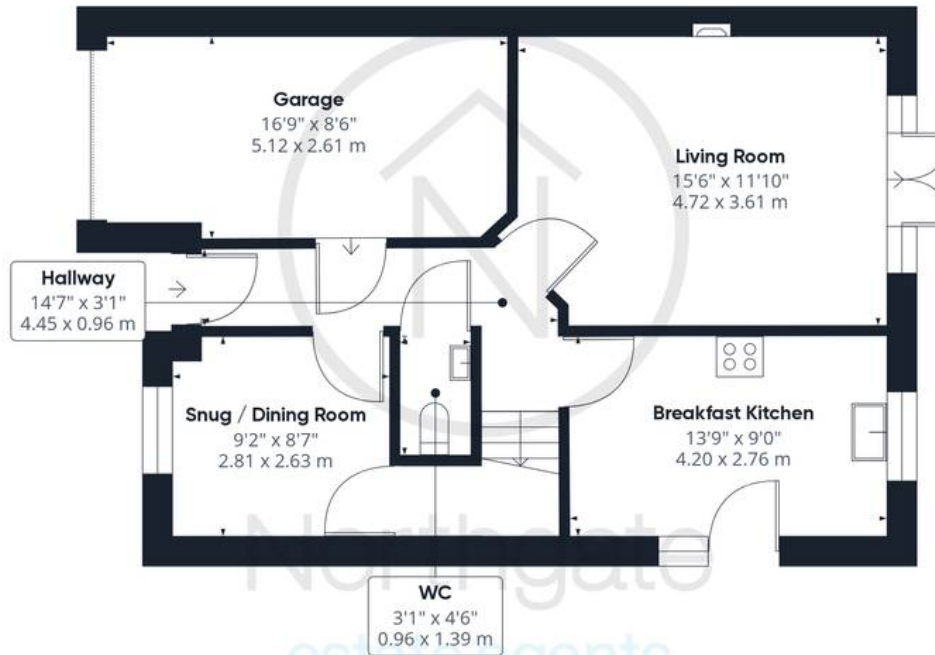








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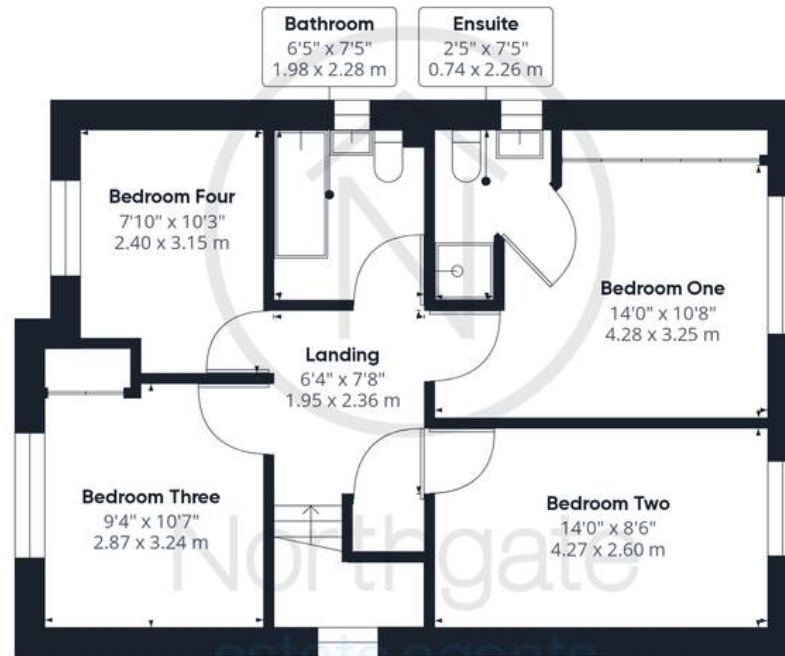


Ground Floor

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.

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