



Annand Way, Newton Aycliffe

Newton Aycliffe



Offers in Region of £250,000



## 17 Annand Way

Newton Aycliffe, Newton Aycliffe

This delightful **four-bedroom detached family home** is nestled in the desirable Cobblers Hall area of Newton Aycliffe, offering a superb blend of comfort, space, and convenience. With well-proportioned rooms and a versatile layout, this property is perfectly suited to modern family life.

On entering, you are greeted by a welcoming entrance hallway that leads to the spacious **lounge with bay window**, ideal for relaxing with the family. The separate dining room, with French doors opening onto the garden, is perfect for both casual family meals and more formal entertaining.

The **well-appointed kitchen/breakfast room** offers ample space for cooking and dining, also featuring French doors leading out to the rear garden, allowing plenty of natural light to flood in. A handy utility room and downstairs WC add to the property's practicality.

First Floor, the principal bedroom benefits from fitted wardrobes and an en-suite shower room with WC. There are three further bedrooms, all of good size, and a family bathroom, offering plenty of space for growing families.

Externally, the property boasts a double-width driveway leading to an integral single garage with an electric roller door, providing convenient parking and storage. The private rear garden, which backs onto picturesque woodland, offers a peaceful retreat and a wonderful space for outdoor entertaining.

Situated close to local amenities, schools, and transport links, this home is perfectly located for family life. **Arrange a viewing today to fully appreciate everything this property has to offer!**



**Hallway:**

16'4" x 5'9" (5.00m x 1.76m)

**Living Room:**

17'11" x 11'5" (5.46m x 3.48m)

**Dining Room:**

10'3" x 9'10" (3.14m x 3.02m)

**Breakfast / Kitchen:**

7'6" x 15'9" (2.31m x 4.81m)

**Utility Room:**

5'8" x 4'8" (1.73m x 1.43m)

**First Floor:**

**Landing:**

8'5" x 14'7" (2.59m x 4.46m)

**Bedroom One:**

12'7" x 11'2" (3.85m x 3.41m)

**Ensuite:**

4'3" x 6'0" (1.31m x 1.84m)

**Bedroom Two:**

11'9" x 11'1" (3.60m x 3.39m)

**Bedroom Three:**

9'1" x 8'0" (2.78m x 2.44m)

**Bedroom Four:**

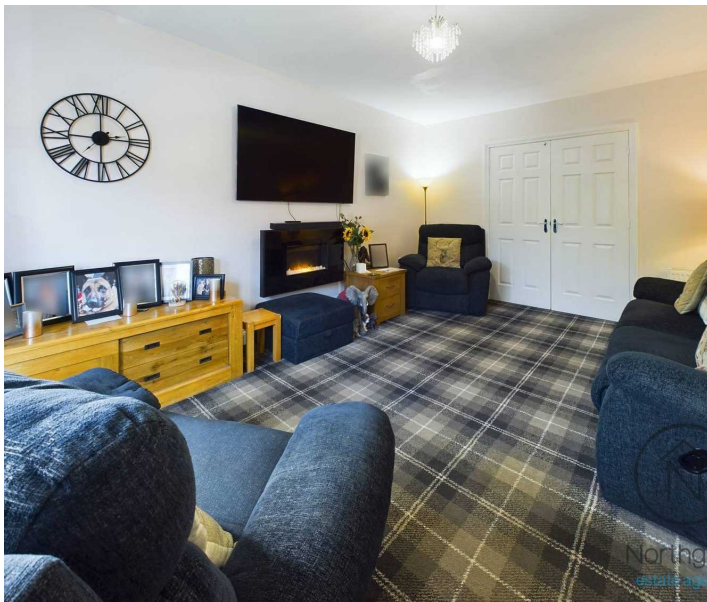
7'7" x 7'11" (2.32m x 2.43m)

**Bathroom:**

7'6" x 6'4" (2.31m x 1.95m)

**Garage:**

15'10" x 7'10" (4.83m x 2.40m)





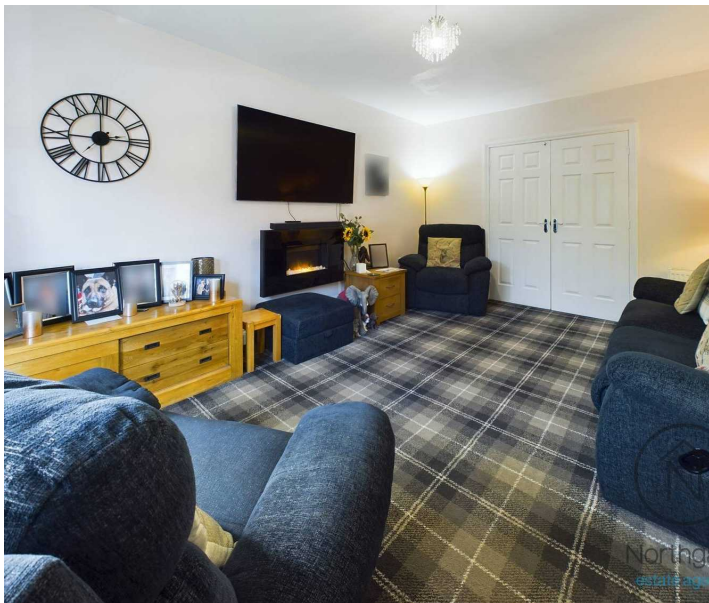
**GARDEN**

**GARAGE**

Single Garage

**DRIVEWAY**

2 Parking Spaces

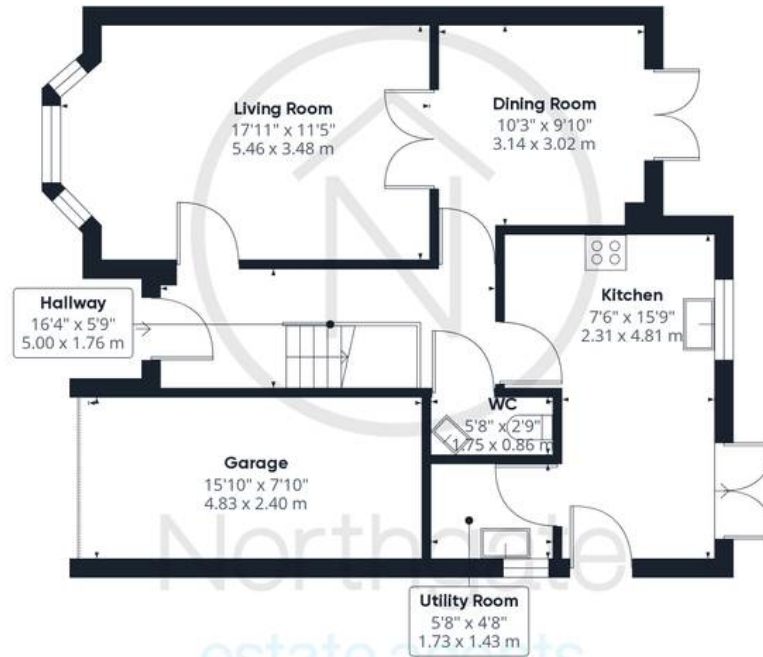








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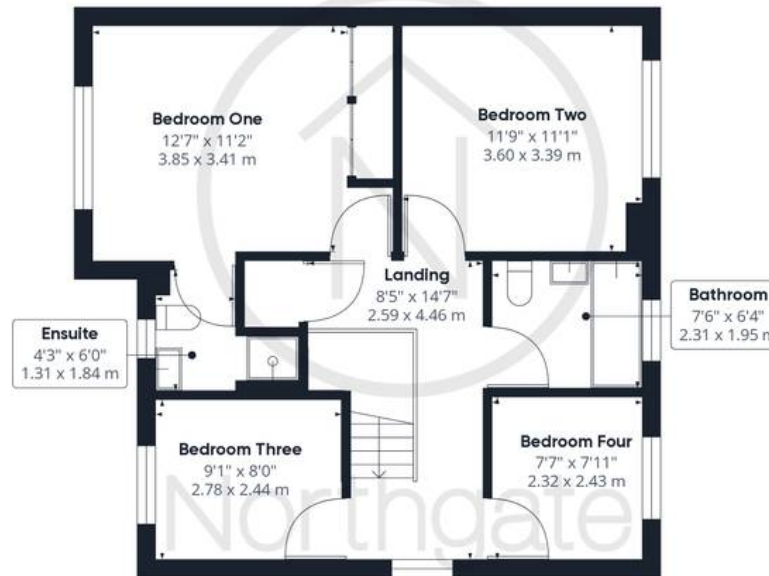


Ground Floor

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

1310.18 ft<sup>2</sup>

121.72 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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