



18 Annand Way, Newton Aycliffe
Newton Aycliffe



In Excess of £295,000



18 Annand Way

Newton Aycliffe, Newton Aycliffe

Immaculate 4-Bedroom Detached Family Home in the Sought-After Cobblers Hall Area, Newton Aycliffe.

Nestled on a generous plot in one of Newton Aycliffe's most desirable locations, this superb four-bedroom detached property offers stylish and versatile living, perfect for modern family life. With a host of upgraded features and bright, spacious interiors, this home is move-in ready and not to be missed.

As you step inside, you are greeted by a welcoming entrance hall leading to all ground floor rooms. The bright and versatile study is ideal as a home office or a quiet reading space, and a convenient ground floor WC adds practicality. The recently upgraded contemporary open-plan kitchen and dining room boasts sleek base and eye-level units, a breakfast bar, and integrated appliances. French doors open directly onto the beautifully maintained south-facing garden, creating a wonderful space for entertaining and family gatherings. Adjacent is a separate utility room for added convenience. The generously sized lounge provides a perfect family space with plenty of natural light and a cosy atmosphere.

First floor; the impressive master bedroom comes with a recently upgraded en-suite, featuring a walk-in shower with a glass screen, a modern vanity unit, and a WC. Three further well-proportioned bedrooms offer flexibility for family members or guests. The newly fitted family bathroom is finished to a high standard, complete with a freestanding bath, elegant vanity basin, and WC.

- Detached 4-bedroom family home in sought-after Cobblers Hall area.
- Modern open-plan kitchen/diner with French doors to



Hallway:

Section 1: 3'5" x 10'5" (1.04m x 3.17m) Section 2: 4'1" x 4'4" (1.27m x 1.34m)

Living Room:

11'1" x 23'2" (3.40m x 7.07m)

Kitchen/Dining Room:

20'7" x 8'10" (6.29m x 2.69m)

Utility Room:

6'4" x 6'8" (1.94m x 2.04m)

Study:

9'2" x 6'3" (2.80m x 1.92m)

WC:

3'3" x 6'8" (1.00m x 2.04m)

First Floor

Bedroom One:

11'4" x 12'9" (3.48m x 3.89m)

Ensuite:

5'7" x 6'8" (1.71m x 2.05m)

Bedroom Two:

9'5" x 11'2" (2.88m x 3.42m)

Bedroom Three:

9'4" x 9'7" (2.86m x 2.93m)

Bedroom Four:

9'1" x 6'4" (2.78m x 1.94m)

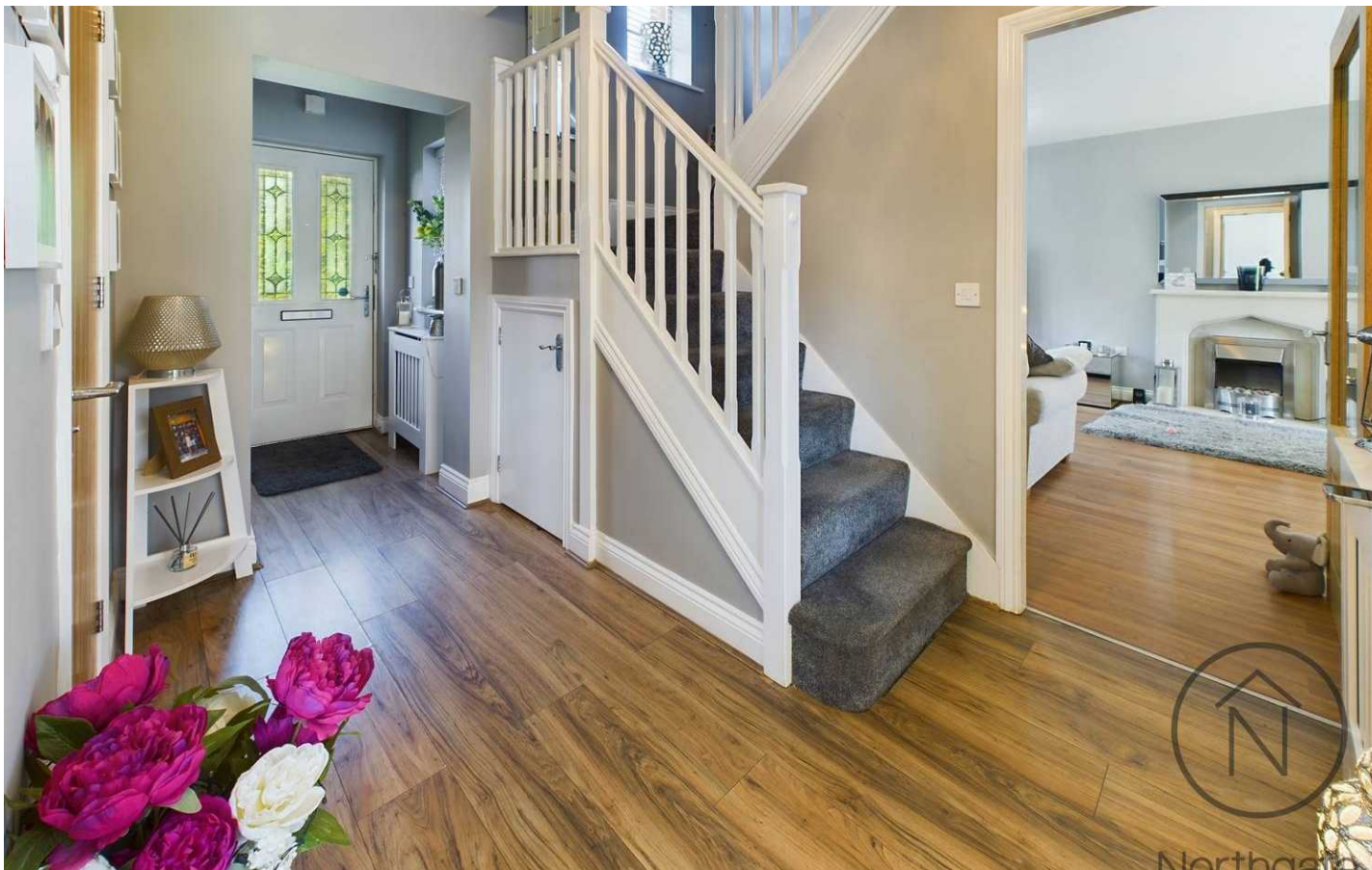
Bathroom:

8'7" x 6'7" (2.63m x 2.03m)

Externally - Garage

9'3" x 15'8" (2.84m x 5.77m)





GARDEN

Garage

Single Garage

Driveway

2 Parking Spaces

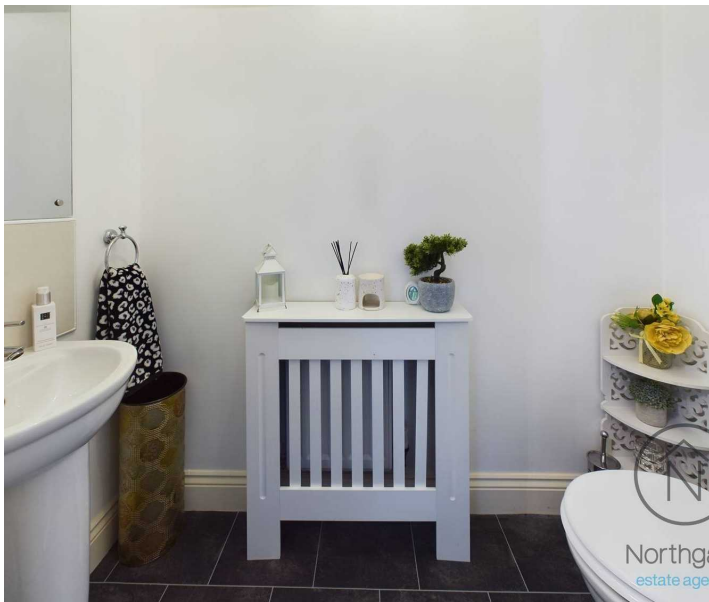
Externally, the property features a large, enclosed south-facing rear garden – a private suntrap perfect for outdoor dining, relaxing, or family play. The front garden offers off-street parking along with a driveway and an single garage providing ample space for vehicles.

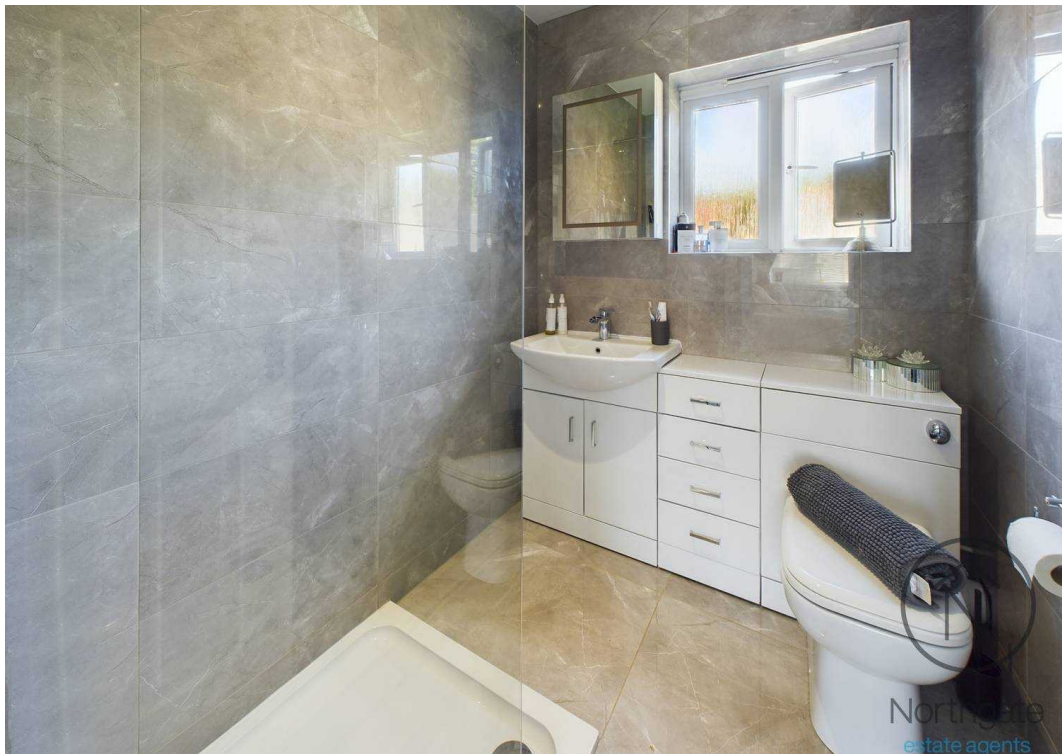
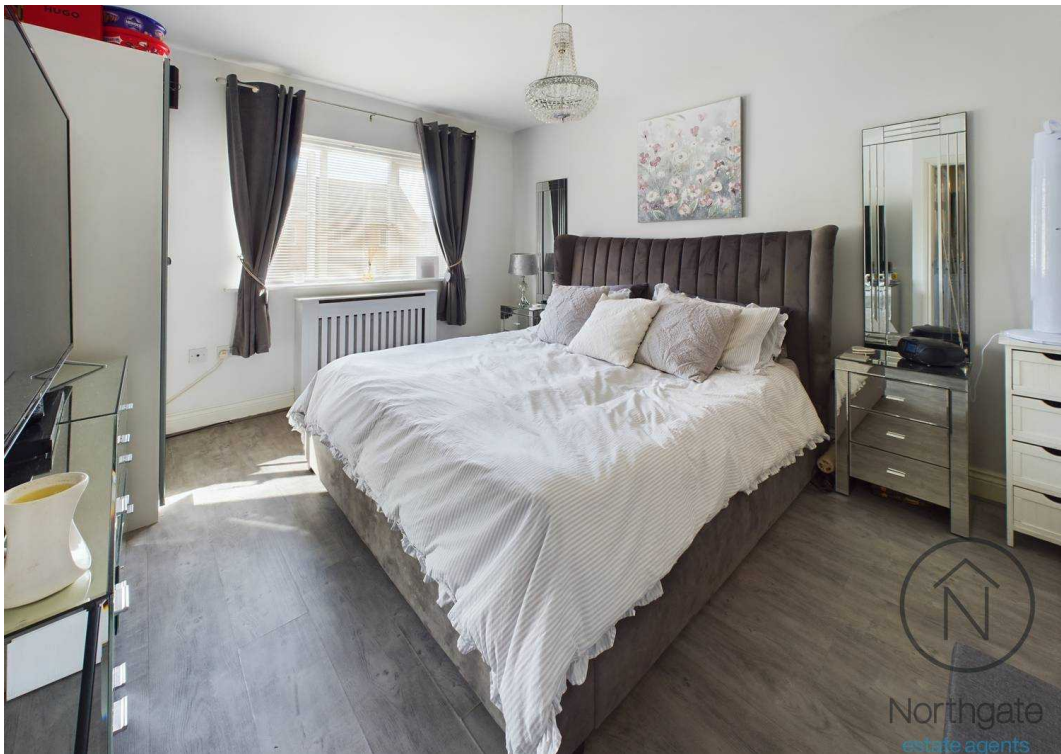
This property combines modern design, comfort, and functionality, making it the ideal home for growing families. Viewing is highly recommended to truly appreciate all that this impressive home has to offer.

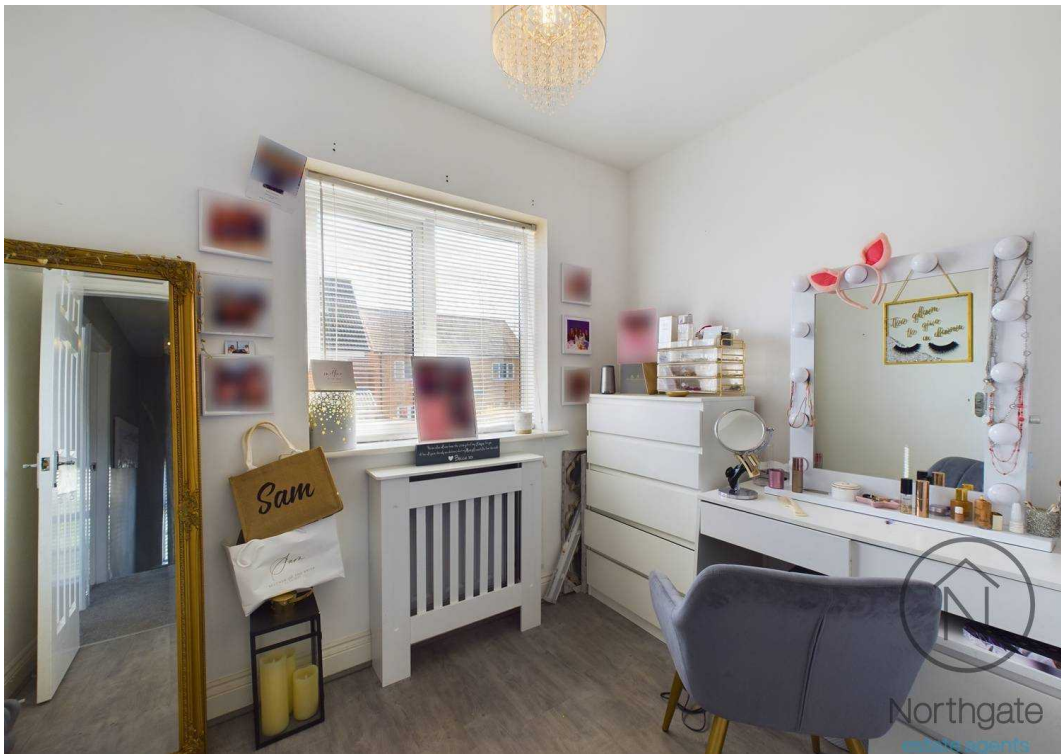
Contact our office today to arrange a viewing. Further information or appointment to view contact Ellie Angus property consultants 01325 728337

Council Tax band: E

Tenure: Freehold









Northgate
estate agents

Approximate total area⁽¹⁾

1483.37 ft²

137.81 m²

Reduced headroom

1.08 ft²

0.1 m²

(1) Excluding balconies and terraces

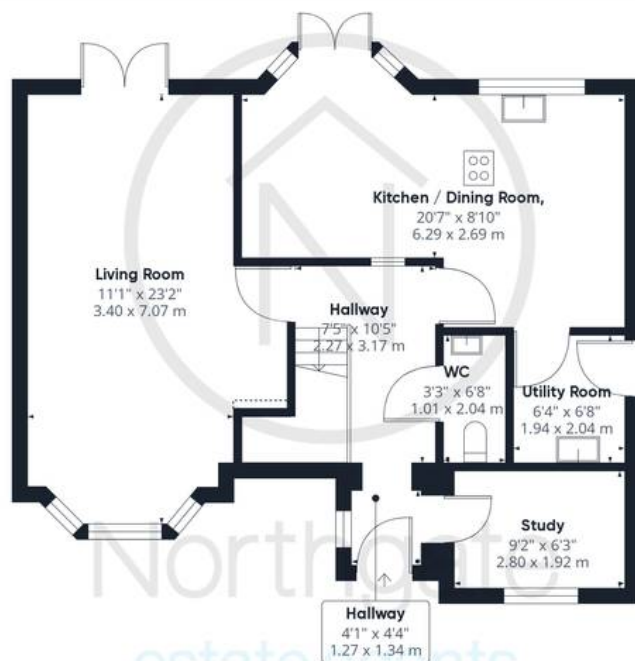
Reduced headroom

..... Below 5 ft/1.5 m

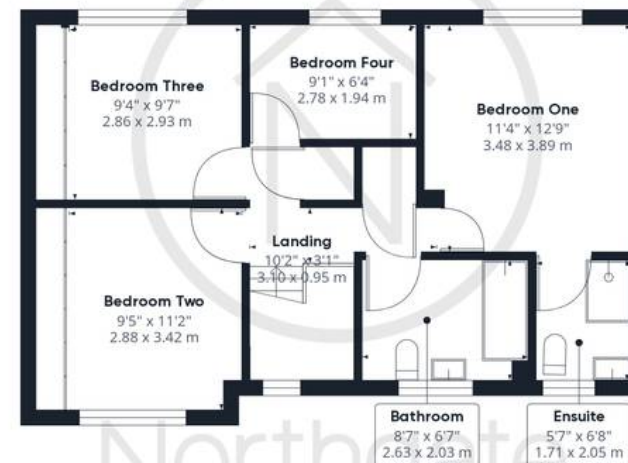
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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