



3 Kestrel Court, Newton Aycliffe
Newton Aycliffe



£795 pcm



3 Kestrel Court

Newton Aycliffe, Newton Aycliffe

This **delightful three-bedroom semi-detached home** offers the perfect blend of style and functionality. The property features a convenient **ground floor W.C.**, a spacious **modern fitted kitchen/dining room** ideal for family gatherings, and a **driveway** leading to a **single garage** for secure parking and extra storage.

With **gas central heating** to radiators and **uPVC double glazing**, this home is designed for comfort and energy efficiency. Its prime location ensures easy access to **nearby schools, local shops, and bus routes**, making it an ideal choice.

Externally: Driveway leading to a single garage. The rear garden

Council Tax band: C

Tenure: Freehold

- 3 Bedroom semi-detached family home
- Driveway & Garage
- Three Bedrooms
- Downstairs w/c
- Rear Garden
- Energy Performance Certificate: C



Lounge

16'8 x 11'4 (5.08 x 3.47m)

Kitchen/Diner

9'9 x 11'2 (2.99 x 3.41m)

Rear Hallway

3'2 x 3'5 (0.96 x 1.05m)

W/c

3'3 x 4'6 (1.00 x 1.39m)

Landing

10'4 x 2'11 (3.16 x 0.90m)

Bedroom 1

18'6 x 8'0 (5.66 x 2.46m)

Bedroom 2

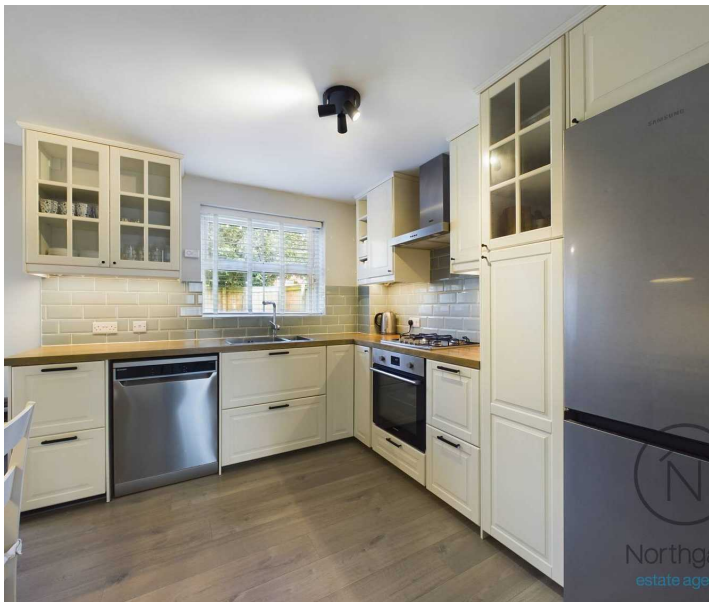
10'9 x 8'8 (3.28 x 2.66m)

Bedroom 3

7'1 x 8'8 (2.16 x 2.65m)

Bathroom

6'3 x 6'10 (1.91 x 2.10m)





FRONT GARDEN

REAR GARDEN

GARAGE

Single Garage

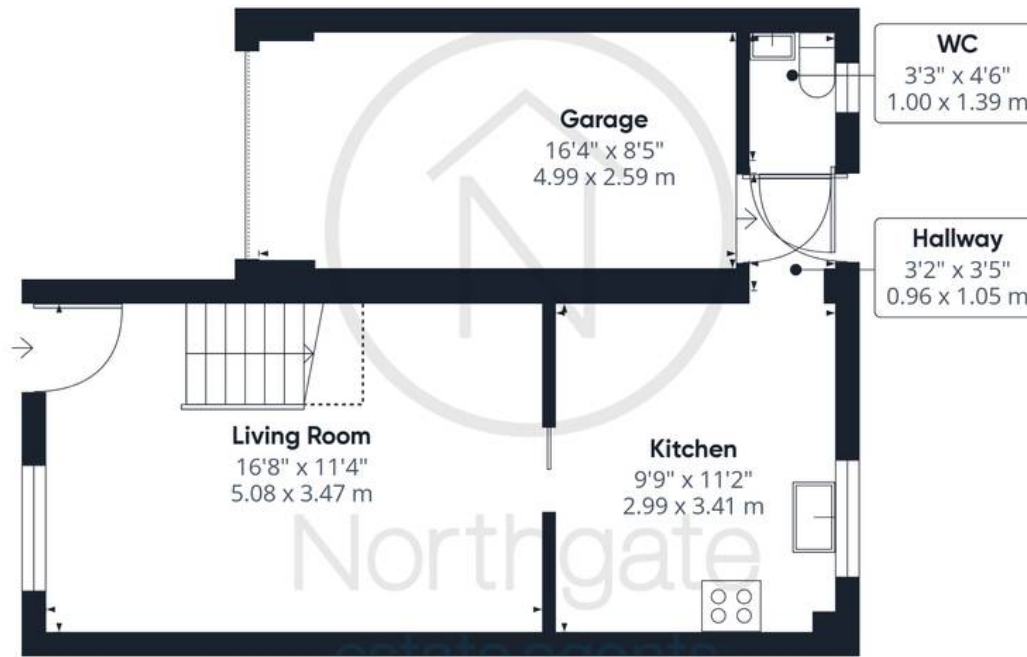




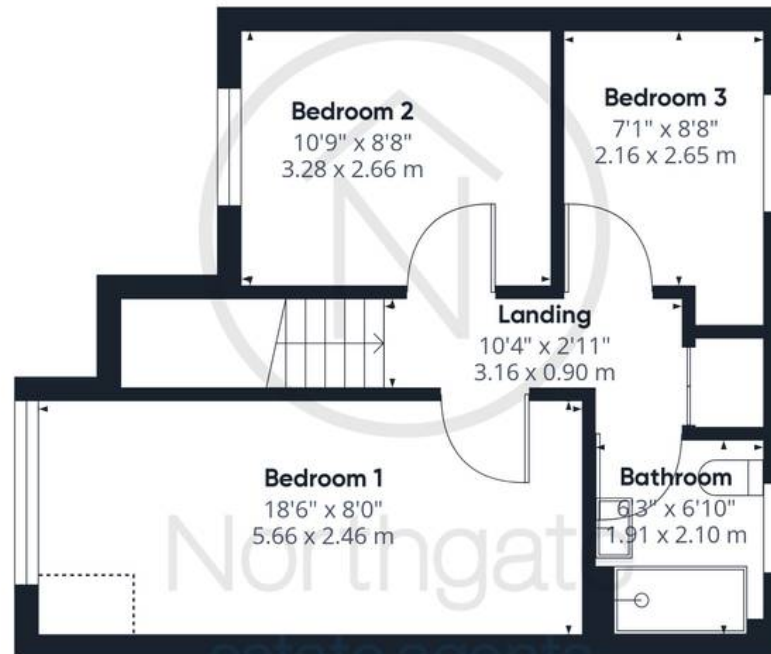




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Ground Floor



Floor 1

Approximate total area⁽¹⁾

858.53 ft²

79.76 m²

Reduced headroom

13.78 ft²

1.28 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



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