



Hamilton Close, Newton Aycliffe



In Excess of £300,000



Hamilton Close

Newton Aycliffe, Newton Aycliffe

We are delighted to offer this stunning four-bedroom detached family home, available with no onward chain, and situated on a generous plot in the sought-after Hamilton Close area of Newton Aycliffe. This beautifully maintained property provides spacious and modern living throughout. Upon entering, you are welcomed into a bright and inviting entrance hall, leading to a large, airy lounge. Adjacent to the lounge is a dining room, ideal for entertaining open plan to a newly fitted kitchen/breakfast room featuring contemporary finishes, perfect for family life. The ground floor also benefits from a utility room and a convenient cloakroom/WC.

The First floor, the property boasts four well-proportioned bedrooms. The master bedroom includes a newly fitted en-suite, and three of the bedrooms feature built-in wardrobes, providing ample storage space. The stylishly updated family bathroom offers modern convenience for a busy household.

Externally, the property occupies an excellent-sized plot with beautifully maintained gardens to both the front and rear. The large driveway provides ample car parking space and is accessed from the rear, leading to a good-sized double garage, which has been cleverly converted into a garden bar, complete with light, power, and a separate entrance doorway to the garden.

Viewing is highly recommended to fully appreciate the charm, space, and unique features that this exceptional home has to offer.



- Open plan newly fitted kitchen/breakfast room ideal for family living
- Master bedroom with en-suite and built-in wardrobes in three bedrooms
- Large driveway with ample parking leading to a double garage converted into a garden bar
- Generous plot with beautifully maintained gardens to the front and rear
- Four-bedroom detached family home with no onward chain
- Energy Performance Certificate: C
- Council Tax band: E
- Tenure: Freehold

Entrance Hall

5'10 x 12' (1.80 x 3.66m)

Lounge

12'9 x 15'8 (3.90 x 4.78m)

Dining Room

8'5 x 12'8 (2.57 x 3.88m)

Kitchen

22'2 x 9'8 (6.76 x 2.97m)

Utility room

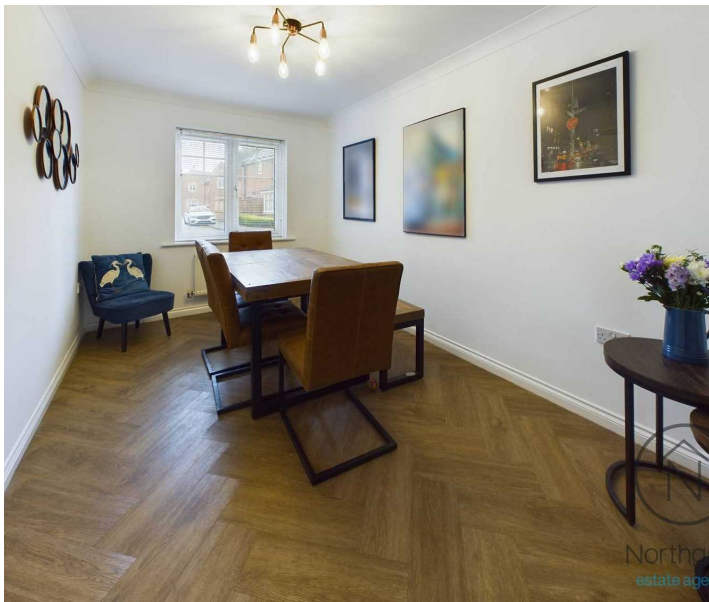
5'5 x 7'8 (1.66 x 2.36m)

W/c

5'6 x 5'3 (1.70 x 1.62m)

Landing

20'2 x 6'3 (6.15 x 1.91m)





Bedroom 1

11'5 x 11'8 (3.50 x 3.56m)

Ensuite

4'8 x 7'7 (1.43 x 2.31m)

Bedroom 2

10'8 x 10'6 (3.26 x 3.20m)

Bedroom 3

10'8 x 10' (3.26 x 3.07m)

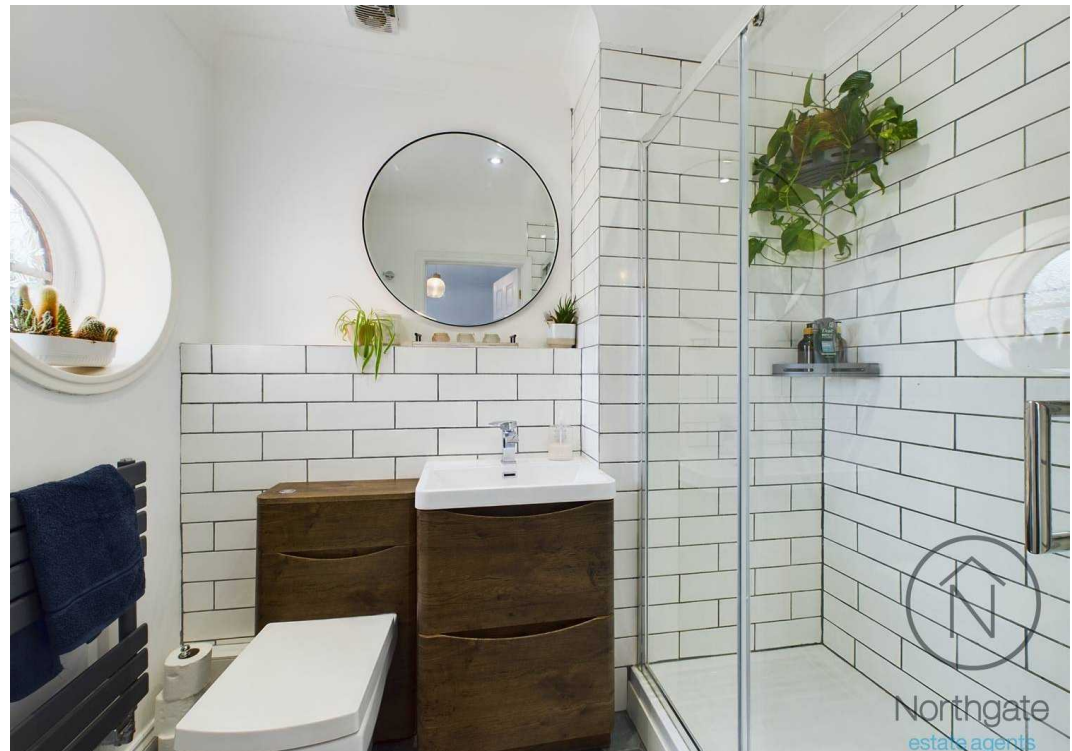
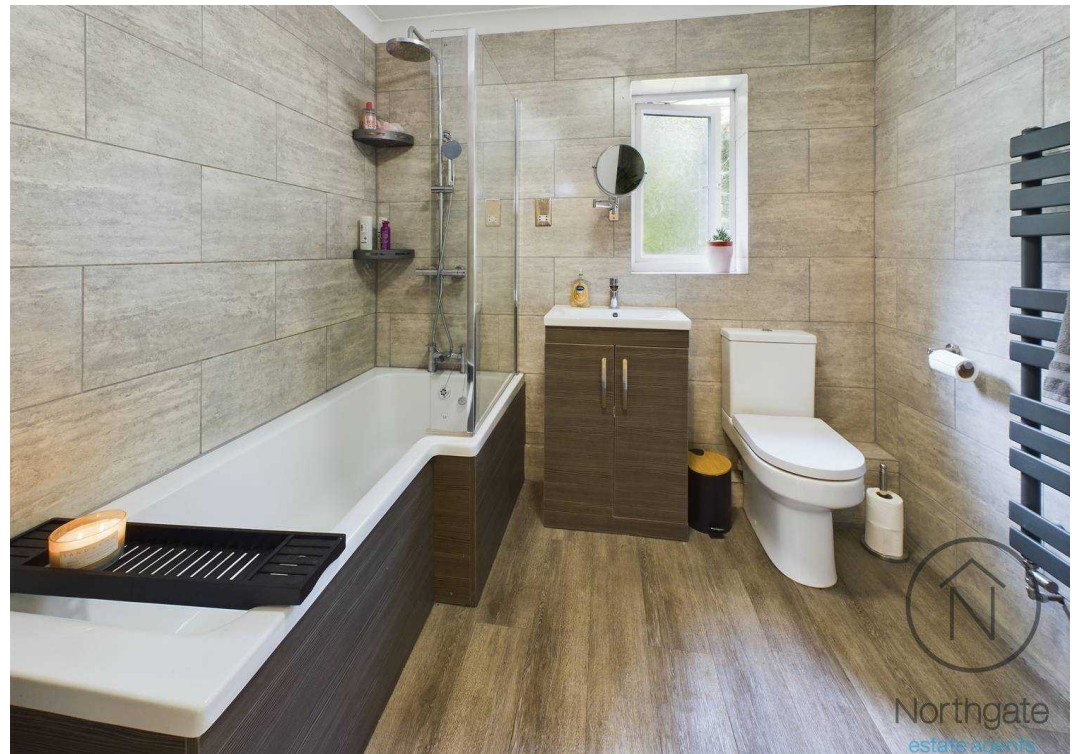
Bedroom 4

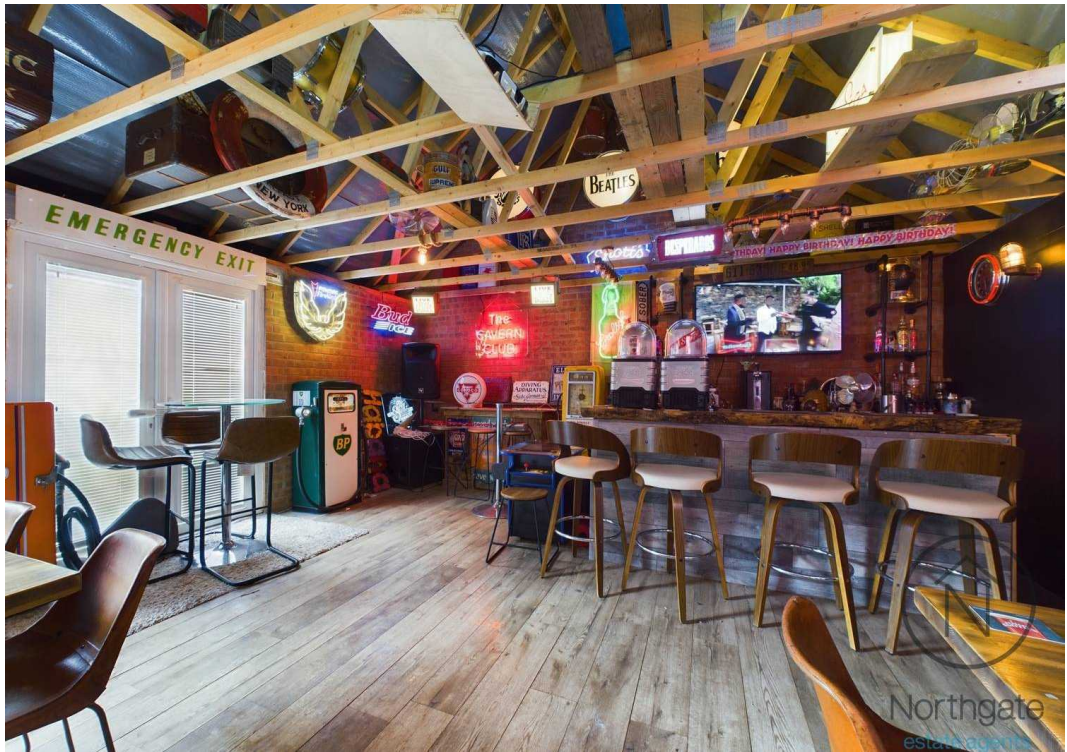
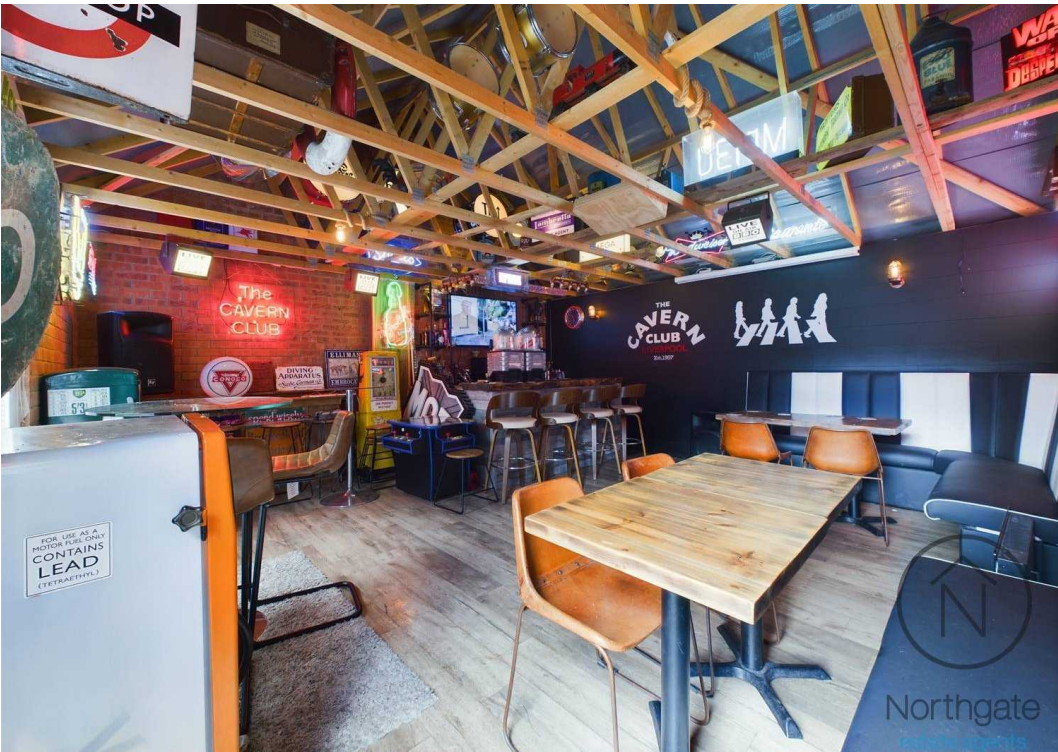
8'6 x 6'9 (2.62 x 2.06m)

Bathroom

8'3 x 6'9 (2.63 x 2.08m)

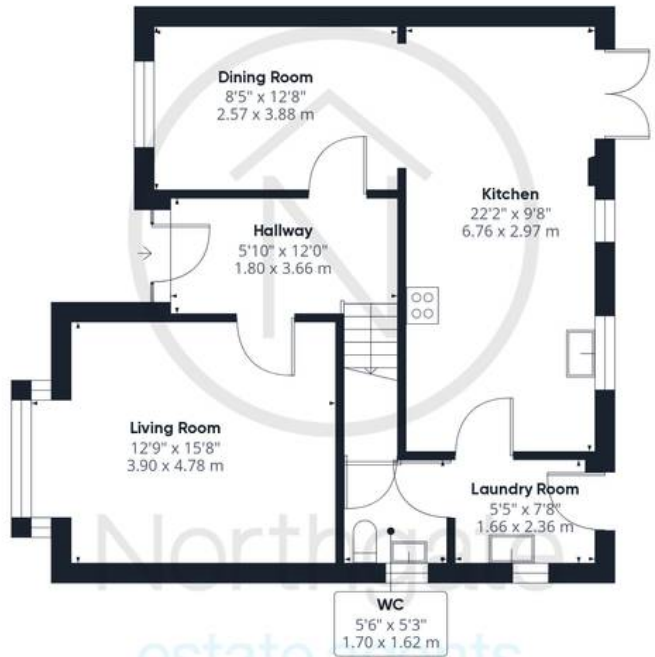




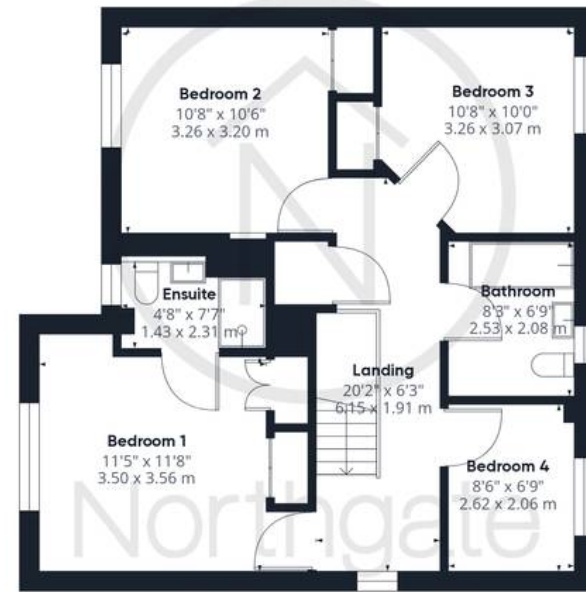




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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1671.53 ft²

155.29 m²



Ground Floor Building 2

(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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