



The Moorland, Newton Aycliffe

Newton Aycliffe



In Excess of £180,000



15 The Moorland

Newton Aycliffe, Newton Aycliffe

Offers Invited Between £180,000 and £190,000

This beautifully maintained **modern three-bedroom semi-detached family home** is situated in the sought-after area of **Woodham, Newton Aycliffe**. With its stylish design and excellent layout, it's perfectly suited for modern family living.

The ground floor features a welcoming entrance hall leading to a bright and spacious lounge that flows effortlessly into an open-plan dining area and kitchen, complete with integrated appliances. A convenient ground-floor W.C. completes the space.

Upstairs, there are three generously sized bedrooms, including a master with its own en-suite shower room, alongside a contemporary family bathroom.

The property is equally impressive outside, with a neatly lawned front garden, a driveway offering ample parking, and a single garage. At the rear, you'll find a private enclosed garden, mainly laid to lawn with a paved patio area, perfect for relaxing or entertaining.

This is a fantastic opportunity to acquire a move-in-ready home in a desirable location.

Council Tax band: C

- Stunning 3 Bed Semi Detached
- Tastefully Presented throughout
- Garage & Gardens
- En-suite to Master
- Energy Performance Certificate : B



Entrance Hall

7'5" x 3'6" (2.27 x 1.08 m)

Lounge

13'4" x 10'5" (4.08 x 3.19 m)

Kitchen/Diner

7'11" x 23'6" (2.42 x 7.18 m)

Wc

5'9" x 2'11" (1.75 x 0.90 m)

Landing

5'4" x 6'11" (1.64 x 1.88 m)

Bedroom 1

13'0" x 9'7" (3.98 x 2.94 m)

En-suite

3'6" x 8'2" (1.09 x 2.51 m)

Bedroom 2

10'2" x 10'7" (3.10 x 3.24 m)

Bedroom 3

11'3" x 7'3" (3.43 x 2.22 m)

Bathroom

5'5" x 6'10" (1.67 x 2.09 m)





FRONT GARDEN

REAR GARDEN

GARAGE

Single Garage

OFF STREET

2 Parking Spaces









Ground Floor



Floor 1

Approximate total area⁽¹⁾

820.42 ft²

76.22 m²

(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.

GIRAFFE 360



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