



5 Westfields, School Aycliffe

Newton Aycliffe



In Excess of £290,000





## 5 Westfields

School Aycliffe, Newton Aycliffe

This **4-bedroom detached home** is a wonderful opportunity to own a well-presented family property in the sought-after area of **School Aycliffe**.

On the ground floor, the **spacious lounge** offers a comfortable and welcoming space, with a stylish feature wall adding a modern touch. The **kitchen/diner** is both practical and attractive, featuring modern appliances and plenty of room for family meals or entertaining.

Upstairs, the home offers **four well-proportioned bedrooms**, providing ample space for family members or guests. The **family bathroom** includes a separate shower cubicle for added convenience.

Externally the **large garden** provides plenty of space for outdoor activities, gardening, or relaxing in the fresh air. Whether you're hosting a barbecue or enjoying a quiet moment, the outdoor area has plenty to offer. The property also benefits from a **single garage**.

Viewings are highly recommended to appreciate everything this home has to offer.

Council Tax band: E

Tenure: Freehold

- Beautifully Presented Four Bedroom With Single Garage Located In School Aycliffe
- Spacious Lounge With Feature Wall
- Modern Fitted Kitchen / Diner with Appliances
- Four Spacious Bedrooms
- Family Bathroom with Separate Shower Cubicle
- Energy Efficiency Rating : D





#### Hallway

13'4" x 6'2" (4.08 x 1.88 m)

#### Lounge

13'4" x 16'10" (4.09 x 5.14 m)

#### Kitchen / Diner

10'7" x 23'6" (3.24 x 7.16 m)

#### Utility

6'3" x 6'0" (1.92 x 1.85 m)

#### Wc

5'6" x 2'8" (1.68 x 0.82 m)

#### Landing

2'11" x 12'0" (0.91 x 3.66 m)

#### Bedroom 1

13'6" x 14'11" (4.13 x 4.55 m)

#### Bedroom 2

10'11" x 12'6" (3.33 x 3.83 m)

#### Bedroom 3

10'9" x 11'3" (3.30 x 3.44 m)

#### Bedroom 4

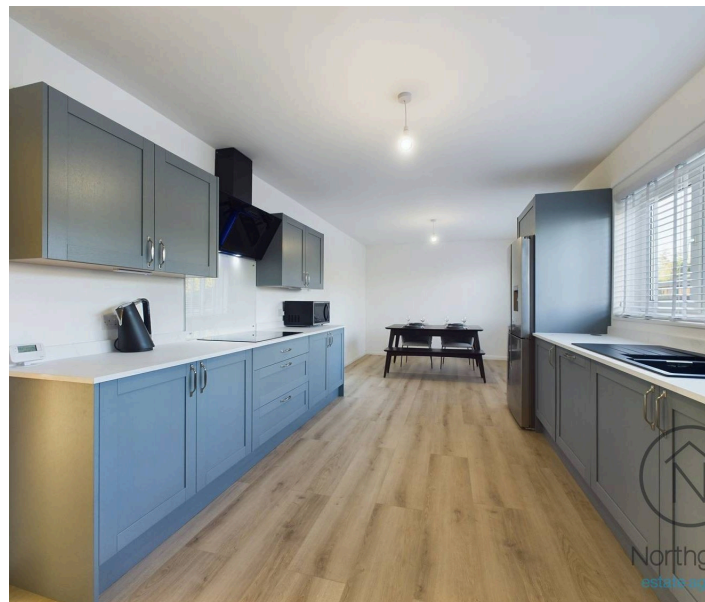
13'5" x 9'3" (4.09 x 2.83 m)

#### Bathroom

7'5" x 7'6" (2.27 x 2.29 m)

#### Garage

18'0" x 9'4" (5.51 x 2.87 m)







**FRONT GARDEN**

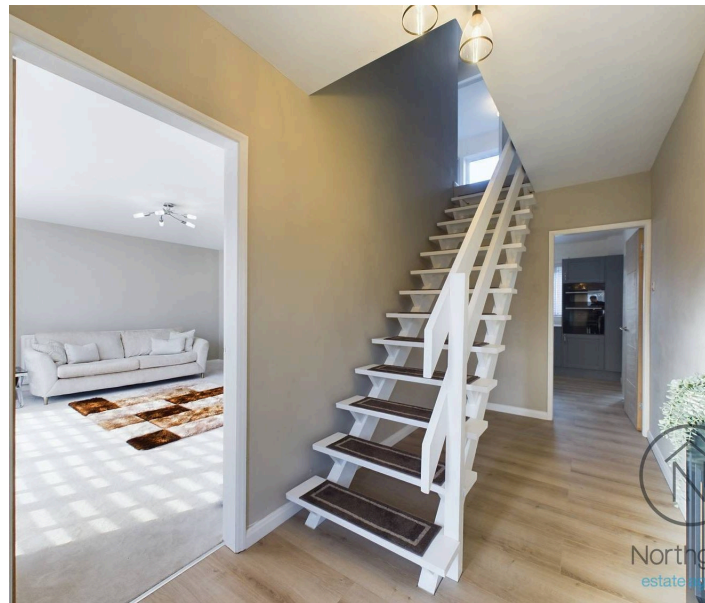
**REAR GARDEN**

**GARAGE**

Single Garage

**DRIVEWAY**

1 Parking Space







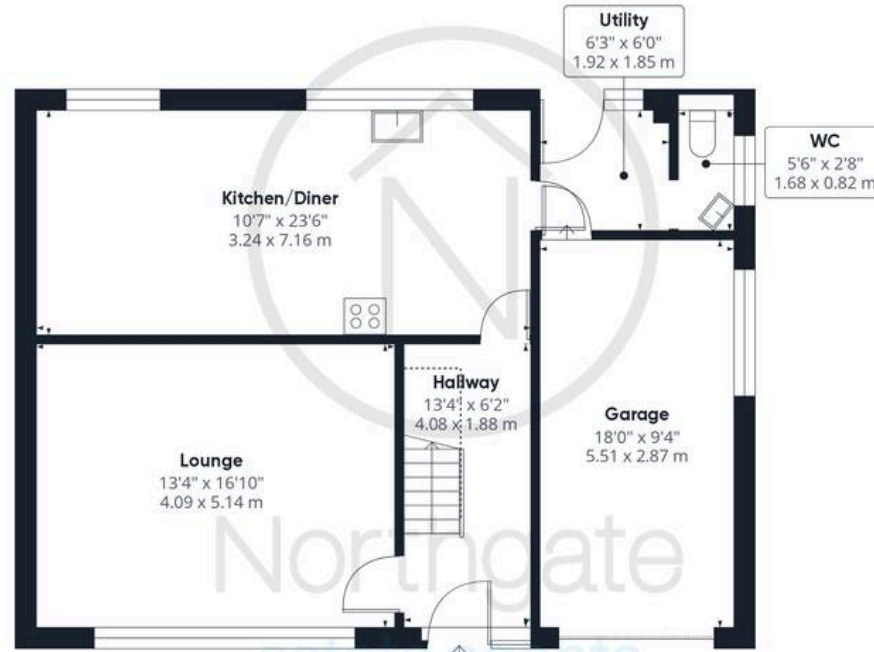








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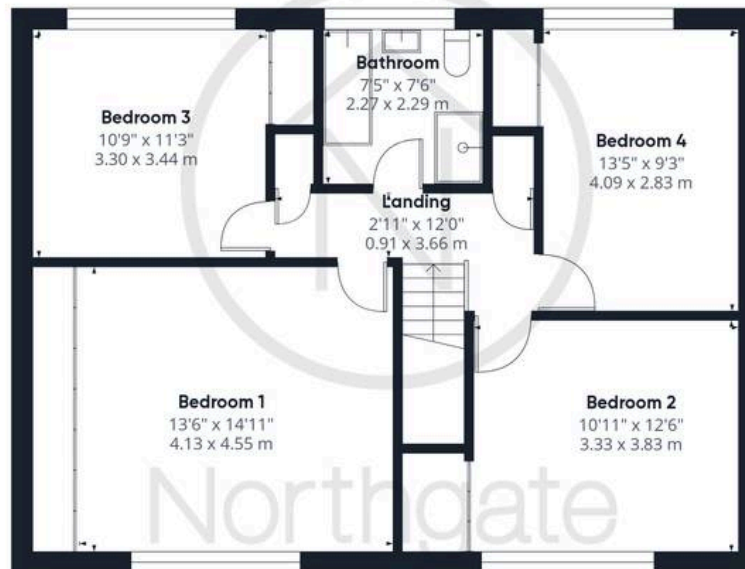
Ground Floor

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

1560.03 ft<sup>2</sup>  
144.93 m<sup>2</sup>

**Reduced headroom**

18.62 ft<sup>2</sup>  
1.73 m<sup>2</sup>



Floor 1

(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.

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## Northgate - County Durham

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