



14 Ryder Court, Newton Aycliffe
Newton Aycliffe



In Excess of £375,000



14 Ryder Court

Newton Aycliffe, Newton Aycliffe

Located in the desirable area of **Woodham**, this **four-bedroom detached home** is an excellent choice for families seeking a spacious and modern property.

The ground floor boasts a well-designed layout, featuring a **lounge**, **separate dining room**, and a **study/office**, offering ample space for relaxation, dining, and working from home. The **modern kitchen** is fitted with high-quality fixtures and is complemented by a **utility room** and **WC**, ensuring practicality for everyday family life.

Upstairs, the **master bedroom** benefits from an **en-suite bathroom**, providing a private retreat, while three additional bedrooms offer plenty of space for family members or guests.

Externally, the property features a **south-facing landscaped rear garden**, perfect for outdoor activities or hosting gatherings. A **double garage** and a **private driveway** provide ample parking space for multiple vehicles.

Situated close to **Woodham Golf Club** and other local amenities, this home offers the perfect combination of style, practicality, and location. It's an ideal choice for families looking to settle in a highly sought-after area.

Council Tax band: E

- Immaculate Four Bedroom Detached Property Located In Woodham
- Spacious Lounge, Separate Dining Room, Study/Office
- Beautiful Modern Kitchen, Utility, Wc
- Spacious Master Bedroom With En-suite
- Energy Efficiency Rating : TBC
- Sought After Location Near Woodham Golf Club



Hallway
6'0" x 18'11" (1.85 x 5.78 m)

Lounge
11'7" x 19'9" (3.55 x 6.04 m)

Dining Room
10'0" x 13'2" (3.07 x 4.03 m)

Kitchen
16'2" x 9'8" (4.94 x 2.95 m)

Utility
7'11" x 5'2" (2.42 x 1.60 m)

Wc
7'5" x 5'2" (2.26 x 1.90 m)

Study/Office
6'11" x 13'8" (2.13 x 4.18 m)

Landing
6'9" x 5'9" (2.90 x 1.54 m)

Bedroom 1
11'6" x 15'0" (3.53 x 4.59 m)



En-suite
8'6" x 4'11" (2.61 x 1.51 m)

Bedroom 2
12'11" x 11'0" (3.94 x 3.35 m)

Bedroom 3
11'4" x 8'7" (3.48 x 2.64 m)

Bedroom 4
11'4" x 7'9" (3.46 x 2.37 m)

Family Bathroom
8'0" x 7'8" (2.44 x 2.34 m)

Garage
16'5" x 17'5" (5.00 x 5.32 m)





FRONT GARDEN

REAR GARDEN

DOUBLE GARAGE

2 Parking Spaces

DRIVEWAY

2 Parking Spaces





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Ground Floor

Approximate total area⁽¹⁾

1777.76 ft²

165.16 m²

Reduced headroom

3.18 ft²

0.3 m²



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.

GIRAFFE360



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