



44 Sugarhill Crescent, Newton Aycliffe  
Newton Aycliffe



In Excess of £180,000



## 44 Sugarhill Crescent

Newton Aycliffe, Newton Aycliffe

Welcome to this immaculate 3-bedroom semi-detached home in the sought-after Cobblers Hall area. Spanning three floors, it offers a spacious layout with a stylish lounge featuring a **modern media wall** and French doors leading to the garden. The contemporary kitchen/diner boasts integrated appliances, and a **downstairs WC** adds extra convenience.

The first floor hosts two well-sized bedrooms and a family bathroom, while the top floor boasts a generous master suite with a private en-suite. A single garage provides parking and storage.

Externally, the well-maintained garden offers a peaceful retreat, perfect for relaxing or entertaining. With nearby parks and green spaces, this home blends comfort, style, and convenience—don't miss out!

Council Tax band: C

Tenure: Freehold

- Immaculate 3 Storey, 3 Bed Semi Detached with Single Garage
- Lounge with french doors to rear garden
- Kitchen/dining room with a host of integrated appliances
- 3rd Floor Master Bedroom With En-suite
- Popular Cobblers Hall Area
- Energy Performance Certificate: B



**Hallway**

7'0" x 3'9" (2.14 x 1.16 m)

**Wc**

3'2" x 4'9" (0.98 x 1.47 m)

**Kitchen/Diner**

13'6" x 11'5" (4.14 x 3.49 m)

**Lounge**

11'2" x 13'9" (3.43 x 4.21 m)

**Landing**

12'5" x 6'4" (3.80 x 1.94 m)

**Bedroom 2**

9'5" x 14'6" (2.88 x 4.42 m)

**Bedroom 3**

9'9" x 7'9" (2.97 x 2.39 m)

**Bathroom**

5'5" x 7'10" (1.66 x 2.40 m)

**Hallway**

5'11" x 6'4" (1.80 x 1.93 m)

**Bedroom 1**

17'0" x 14'7" (5.20 x 4.46 m)

**En-suite**

5'9" x 7'7" (1.77 x 2.31 m)





**FRONT GARDEN**

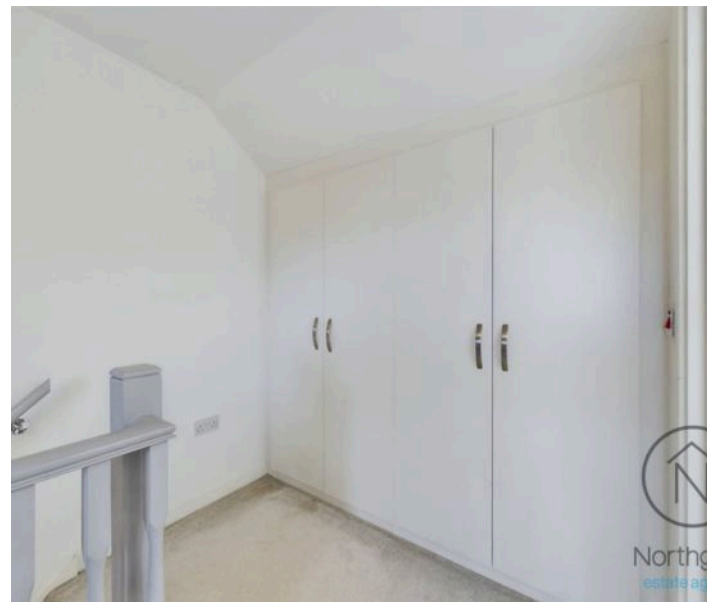
**REAR GARDEN**

**GARAGE**

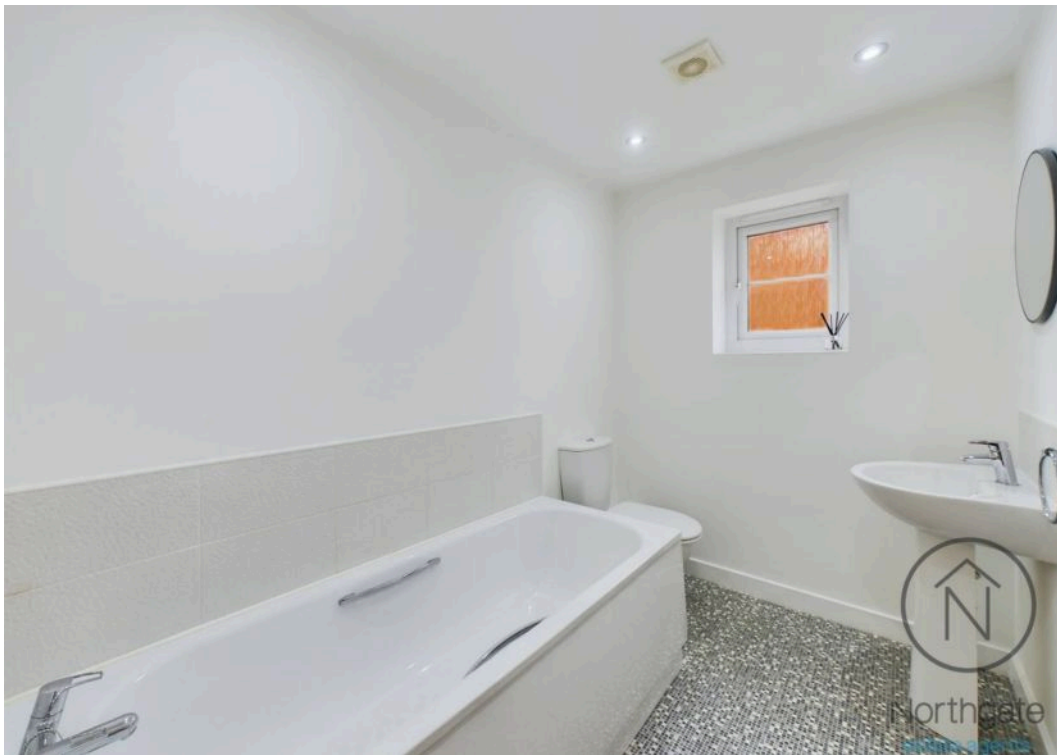
Single Garage

**DRIVEWAY**

1 Parking Space







  
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**Approximate total area\***

921.6 ft<sup>2</sup>  
85.62 m<sup>2</sup>

**Reduced headroom**

29.15 ft<sup>2</sup>  
2.71 m<sup>2</sup>

(\*) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft 11.5 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.

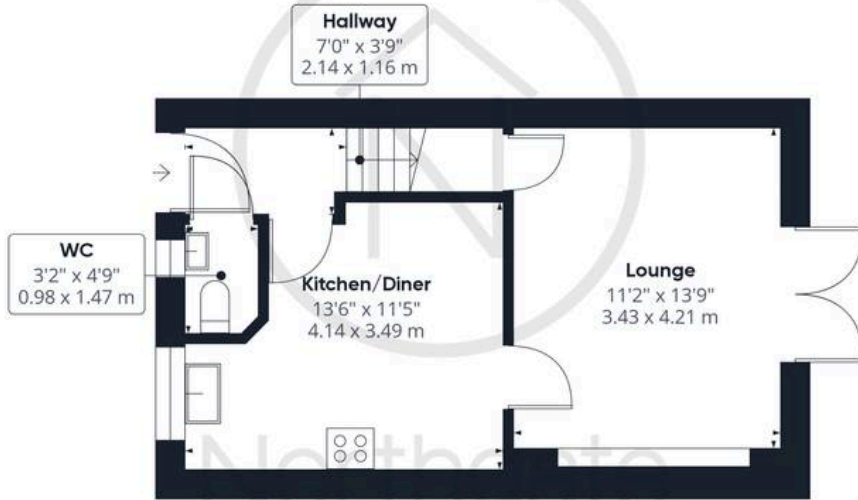
Calculations were based on RICS IPMS 2C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 2C.

**DRAFT 360**





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Ground Floor



Floor 1



Floor 2

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

921.6 ft<sup>2</sup>  
85.62 m<sup>2</sup>

**Reduced headroom**

29.15 ft<sup>2</sup>  
2.71 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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