



6 Sugarhill Crescent, Newton Aycliffe  
Newton Aycliffe



Offers in Region of £200,000



## 6 Sugarhill Crescent

Newton Aycliffe, Newton Aycliffe

Immaculately presented, this stunning 3-bedroom detached home offers contemporary comfort in the highly sought-after of Cobblers Hall.

Designed for modern living, the property features a spacious lounge, perfect for both relaxation and entertaining. The stylish, fully fitted kitchen/diner provides an inviting space for family meals and social gatherings. The master bedroom boasts a luxurious en-suite, ensuring privacy and convenience.

Externally, the property continues to impress. A beautifully manicured garden offers a peaceful retreat. A dedicated patio area provides the perfect spot for summer BBQs and outdoor entertaining. The front garden enhances the home's kerb appeal, while a garage, private driveway, and two allocated parking bays ensure ample parking.

Blending style, comfort, and practicality, this exceptional home is perfectly suited for those seeking a refined yet welcoming living environment.

Council Tax band: B

Tenure: Freehold

- Immaculate 3 Bed Detached Property with Garage and Ample Parking
- Garage and Driveway & Two Allocated Parking Bays
- Spacious Lounge, Modern Fitted Kitchen / Diner
- Master Bedroom with En-suite
- Energy Performance Certificate: B



#### Hallway

7'10" × 3'6" (2.39 × 1.07 m)

#### Wc

4'2" × 4'6" (1.28 × 1.39 m)

#### Lounge

14'8" × 11'9" (4.48 × 3.59 m)

#### Kitchen/Diner

14'8" × 10'4" (4.49 × 3.16 m)

#### Landing

3'3" × 9'1" (1.01 × 2.79 m)

#### Bedroom 1

9'7" × 10'4" (2.93 × 3.17 m)

#### En-suite

4'3" × 8'5" (1.3 × 2.57 m)

#### Bedroom 2

8'1" × 11'10" (2.47 × 3.63 m)

#### Bedroom 3

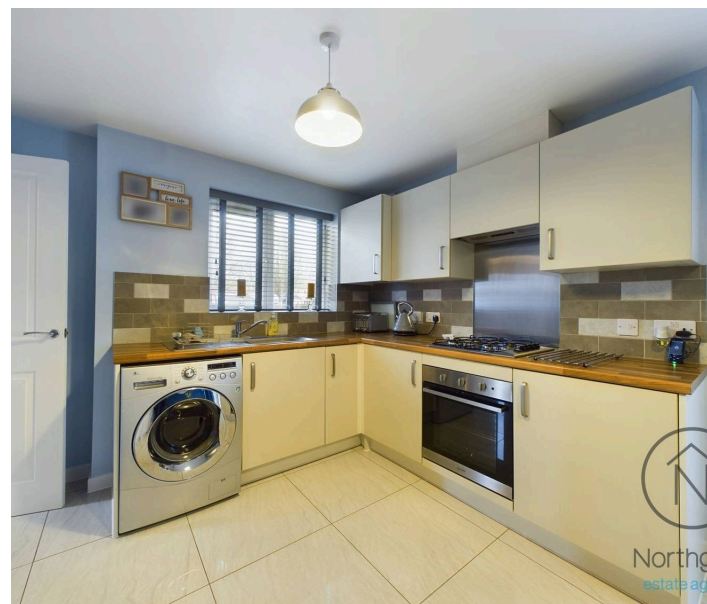
6'5" × 8'8" (1.96 × 2.65 m)

#### Bathroom

4'9" × 7'1" (1.46 × 2.18 m)

#### Garage

8'8" × 16'7" (2.65 × 5.07 m)





**FRONT GARDEN**

**REAR GARDEN**

**GARAGE**

Single Garage

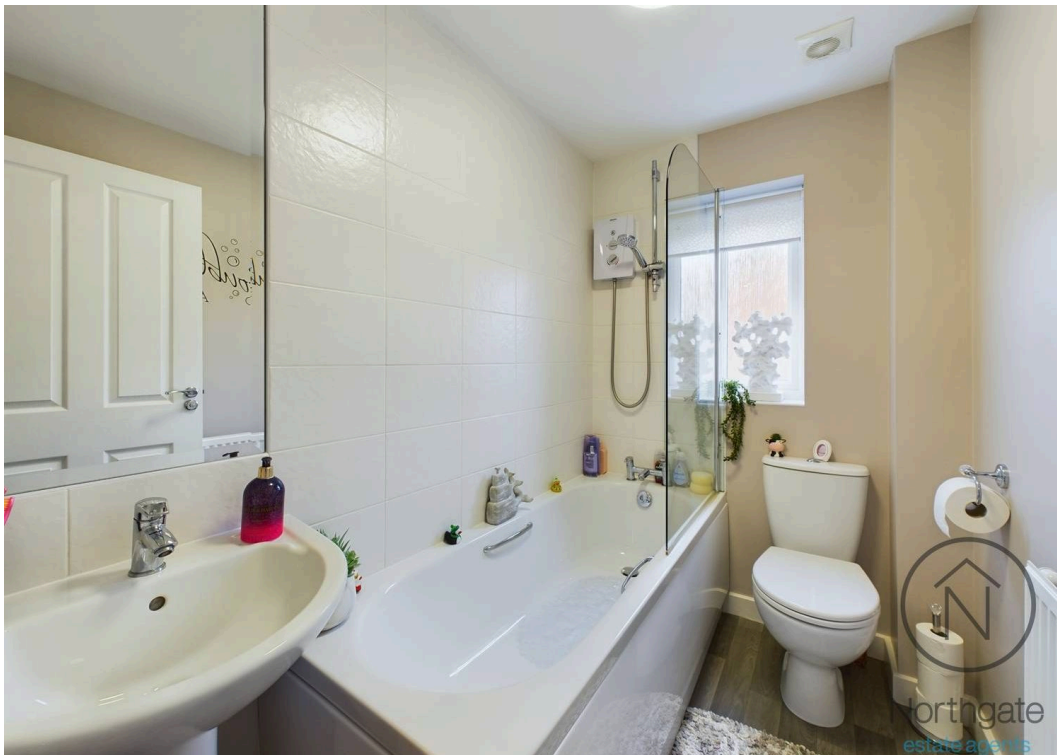
**DRIVEWAY**

1 Parking Space

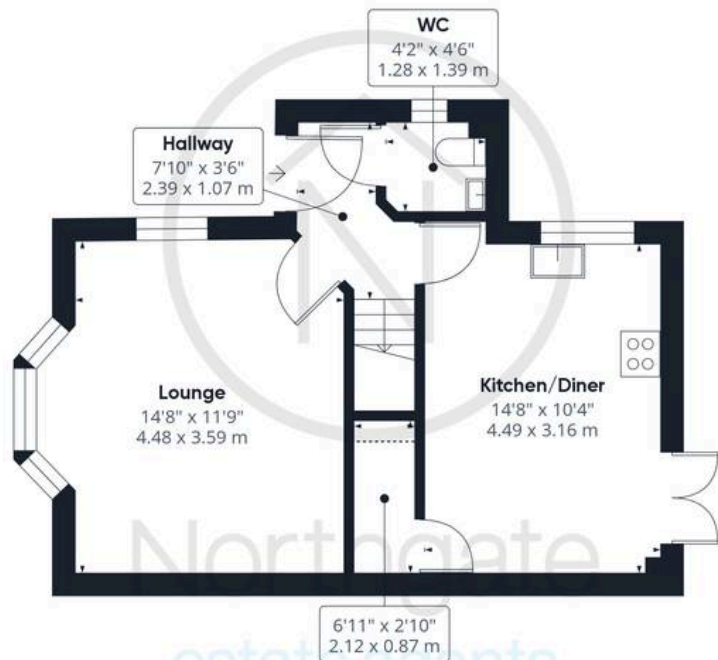
**ALLOCATED PARKING**

2 Parking Spaces

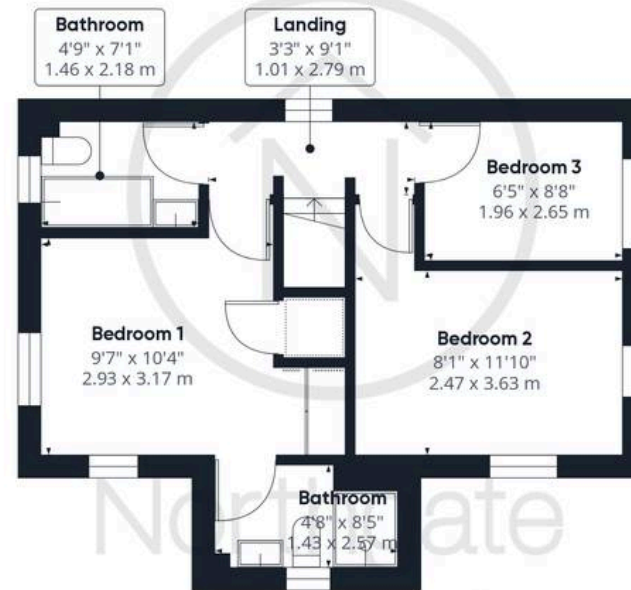




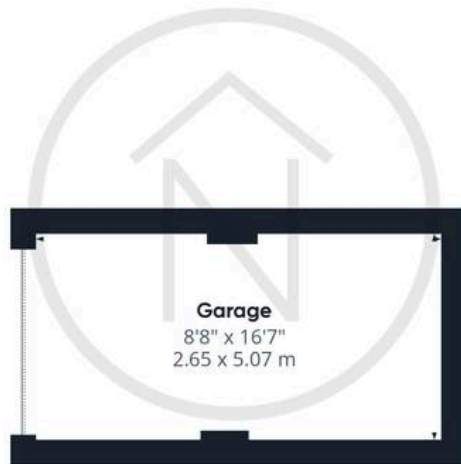




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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

954.32 ft<sup>2</sup>

88.66 m<sup>2</sup>

Reduced headroom

2.4 ft<sup>2</sup>

0.22 m<sup>2</sup>

(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 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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