



Aylmer Grove, Newton Aycliffe  
Newton Aycliffe



In Excess of £200,000





## 15 Aylmer Grove

Newton Aycliffe, Newton Aycliffe

For Sale: Exceptional 3-Bedroom Detached Bungalow

Welcome to this spacious 3-bedroom detached bungalow, offering a rare opportunity to enjoy peaceful living in a highly sought-after area, all while being conveniently close to local amenities. Designed with comfort and lifestyle in mind, the property features a spacious lounge at its heart—perfect for relaxing or entertaining guests. A bright and elegant conservatory enhances the living space, seamlessly blending indoor comfort with outdoor beauty, and flooding the home with natural light.

Externally: a block-paved driveway provides ample off-street parking for multiple vehicles, complementing the convenience of the attached garage and ensuring practicality for modern family living. Step outside into a generously sized, beautiful garden—a true sanctuary for nature lovers and outdoor enthusiasts alike. Whether you envision vibrant flowerbeds, a vegetable patch, or an idyllic space for entertaining and al-fresco dining, this private garden offers a blank canvas ready for your personal touch. With its peaceful surroundings and sense of seclusion, the outdoor space is the perfect extension of the home, offering year-round enjoyment.

### **Additional Information**

*Please note: the property is currently unregistered; additional legal fees may apply.*

Council Tax band: D

Tenure: Freehold

- 3 Bed Detached Bungalow with Garage
- Close to Local Amenities
- Spacious Lounge
- Conservatory





#### Entrance Hall

4'7" x 16'0" (1.40 x 4.90 m) 12'5" x 2'10" (3.79 x 0.89 m)

#### Kitchen/Diner

9'6" x 18'3" (2.89 x 5.58 m)

#### Lounge

13'9" x 17'10" (4.21 x 5.44 m)

#### Bedroom 1

13'5" x 11'5" (4.10 x 3.49 m)

#### Bedroom 2

12'0" x 12'10" (3.67 x 3.92 m)

#### Bedroom 3

9'5" x 11'4" (2.88 x 3.48 m)

#### Bathroom

6'11" x 9'7" (2.11 x 2.93 m)

#### Conservatory

8'9" x 9'3" (2.69 x 2.84 m)

#### Garage

9'0" x 16'3" (2.75 x 4.95 m)







**FRONT GARDEN**

**REAR GARDEN**

**GARAGE**

Single Garage

**DRIVEWAY**

3 Parking Spaces





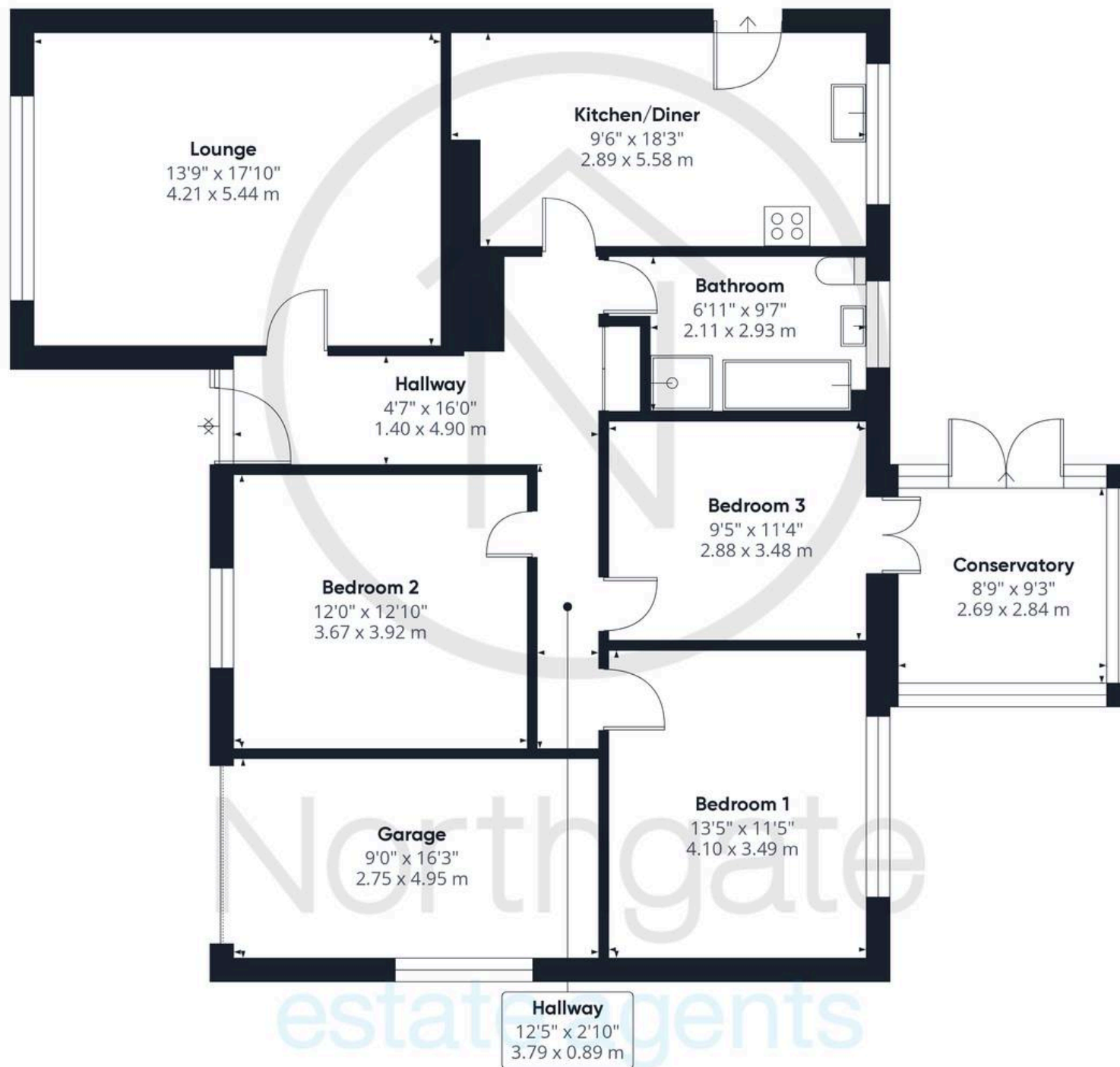








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**Approximate total area<sup>(1)</sup>**

1295.22 ft<sup>2</sup>

120.33 m<sup>2</sup>

(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.

GIRAFFE360





## Northgate - County Durham

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