



40 Wellhouse Road, Newton Aycliffe
Newton Aycliffe



In Excess of £150,000



40 Wellhouse Road

Newton Aycliffe, Newton Aycliffe

For Sale – Well-Presented Three-Bedroom Home in
Cobbler's Hall. ****No Chain****

An excellent opportunity to purchase this well-presented three-bedroom property, located in the popular Cobbler's Hall development. Offering a good balance of modern style and practicality, this home is ideal for a range of buyers looking for comfortable living in a convenient location.

Inside, the property features a bright and welcoming lounge with French doors leading into a conservatory, creating a lovely space to relax and enjoy the natural light. The modern kitchen/diner offers plenty of space for cooking and dining, making it a great area for family meals or entertaining guests. A handy downstairs WC completes the ground floor layout.

Upstairs, there are three bedrooms, including a generously sized principal bedroom with space for a variety of furnishings. A family bathroom serves the first floor.

Externally : This property offers two allocated parking bays at the front, ensuring convenient access for residents. The rear garden is thoughtfully designed with a patio area and low-maintenance astro turf, providing an ideal space for relaxation or outdoor gatherings. Situated within a well-maintained development, the home benefits from proximity to local amenities, schools, and excellent transport links, making it highly practical for families and commuters alike. The location, Cobbler's Hall, is celebrated for its community feel and abundance of green spaces, creating a welcoming and peaceful environment that makes it a great place to call home.

Council Tax band: B



Hallway

3'7" x 6'7" (1.12m x 2.02m)

Kitchen/Diner

11'6" x 13'7" (3.51m x 4.15m)

Lounge

14'10" x 11'5" (4.52m x 3.49m)

Conservatory

9'4" x 8'10" (2.86m x 2.71m)

Wc

4'6" x 3'3" (1.39m x 1.00m)

Landing

6'0" x 8'8" (1.84m x 2.64m)

Bedroom 1

12'9" x 9'6" (3.89m x 2.90m)

Bedroom 2

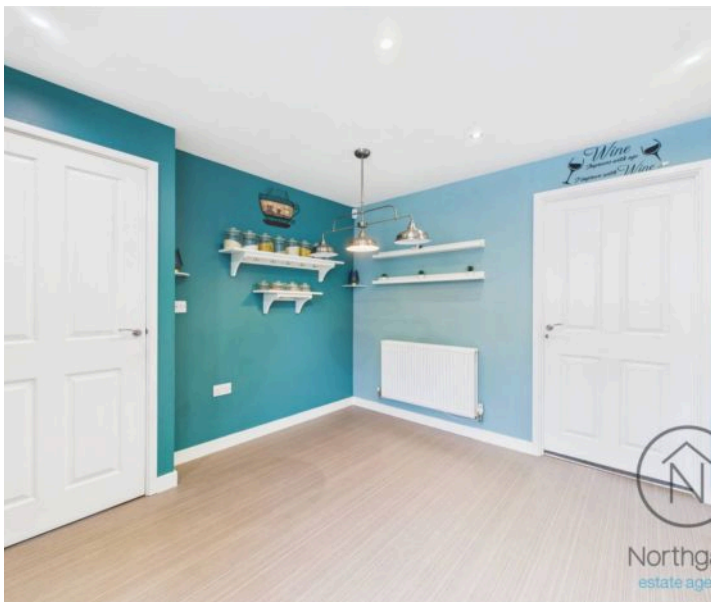
8'3" x 9'9" (2.52m x 2.99m)

Bedroom 3

6'0" x 6'8" (1.85m x 2.03m)

Bathroom

8'3" x 5'5" (2.54m x 1.67m)



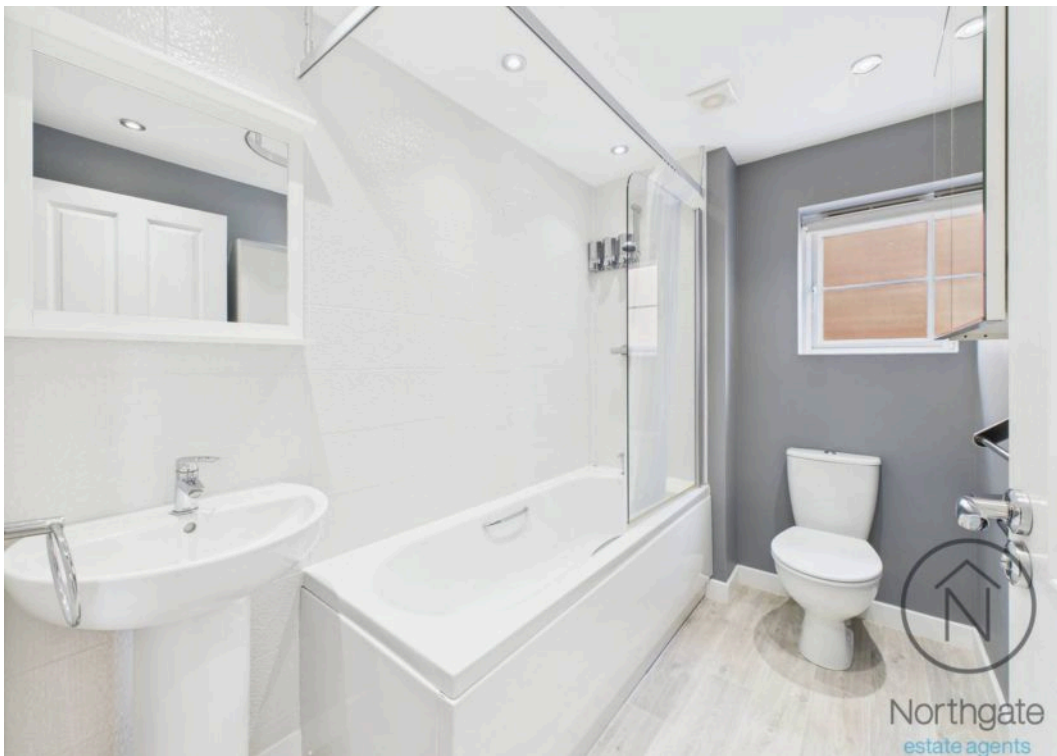


REAR GARDEN

ALLOCATED PARKING

2 Parking Spaces







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Ground Floor

Approximate total area⁽¹⁾

785.22 ft²

72.95 m²



Floor 1

(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



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