

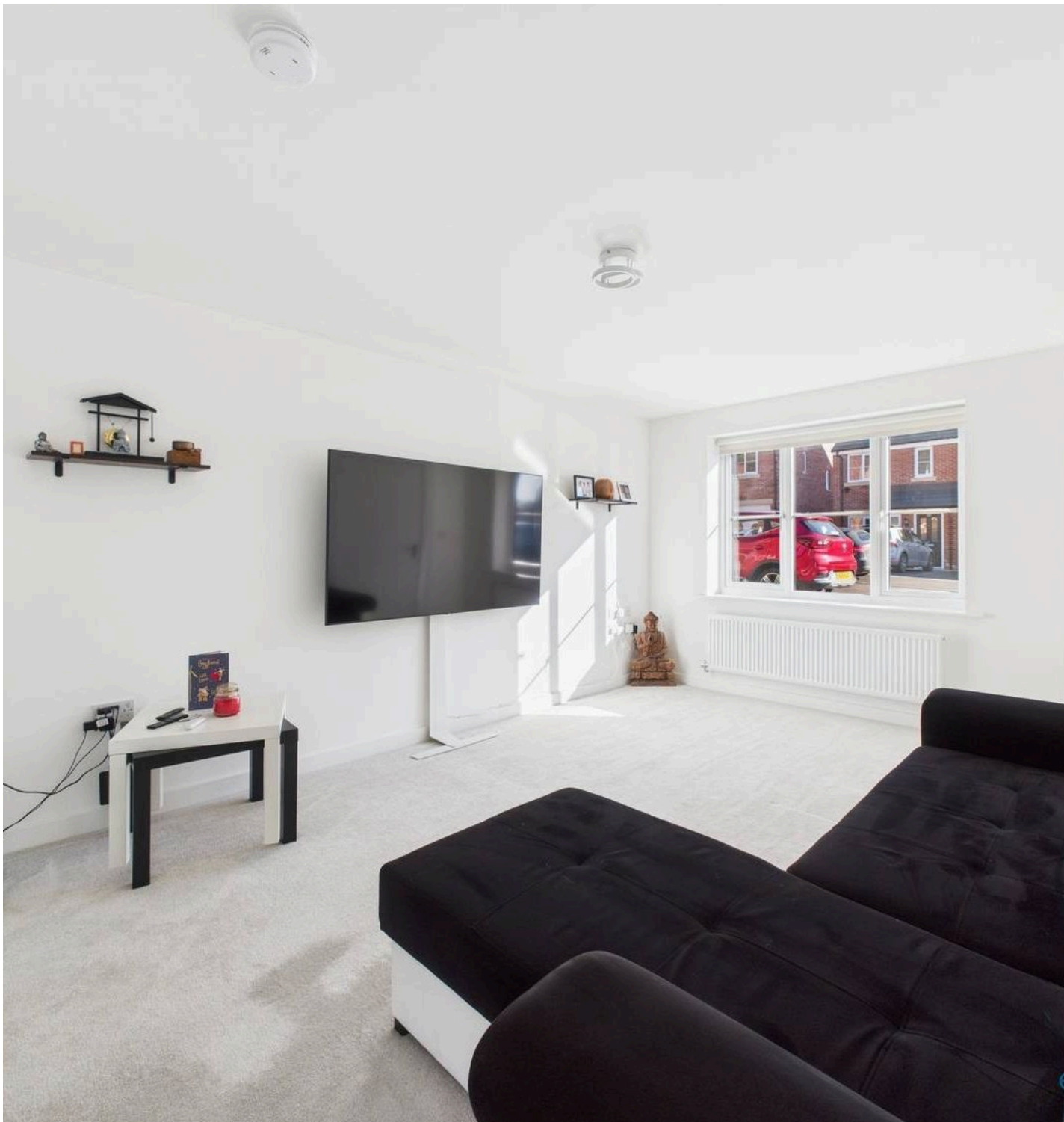


Northgate
estate agents

88 Birch Way, Newton Aycliffe
Newton Aycliffe



In Excess of £250,000



88 Birch Way

Newton Aycliffe, Newton Aycliffe

Exquisite Four-Bedroom Detached Home

Introducing this beautifully maintained four-bedroom detached home, offering a perfect blend of contemporary design, space, and comfort in a highly desirable location.

Step inside to a bright and airy interior that exudes warmth and sophistication. The spacious lounge provides an inviting retreat, ideal for both relaxation and entertaining. The modern kitchen/diner boasts sleek cabinetry, high-end appliances, and generous counter space—perfect for both culinary enthusiasts and social gatherings. A convenient utility room and WC complete the ground floor, adding to the home's practicality.

Upstairs, four generously sized bedrooms offer ample space for family living. The master bedroom features a private ensuite, creating a serene sanctuary for homeowners. The additional bedrooms are well-proportioned and share a stylish family bathroom, ensuring convenience for all.

Designed with elegance and comfort in mind, the home is adorned with neutral tones, quality finishes, and an abundance of natural light throughout. Every detail has been carefully curated to create a welcoming atmosphere ideal for modern living.

Externally, the property is surrounded by beautifully maintained front and rear gardens, providing a peaceful outdoor haven for relaxation. The rear garden benefits from **stunning countryside views**, offering a tranquil backdrop and a true sense of escape. The seamless connection between indoor and outdoor spaces enhances the overall living experience.

Adding to its appeal, this home boasts an impressive



Entrance Hall

4'6" x 4'6" (1.38 x 1.39 m)

Lounge

11'0" x 15'6" (3.36 x 4.75 m)

Kitchen/Diner

17'2" x 10'1" (5.25 x 3.09 m)

Utility room

6'3" x 5'1" (1.91 x 1.57 m)

Wc

6'2" x 4'8" (1.90 x 1.44 m)

Landing

6'11" x 6'6" (2.11 x 1.99 m)

Bedroom 1

11'0" x 10'3" (3.37 x 3.14 m)

En-suite

6'8" x 6'0" (2.04 x 1.84 m)

Bedroom 2

9'3" x 12'4" (2.84 x 3.76 m)

Bedroom 3

9'3" x 9'5" (2.83 x 2.88 m)

Bedroom 4

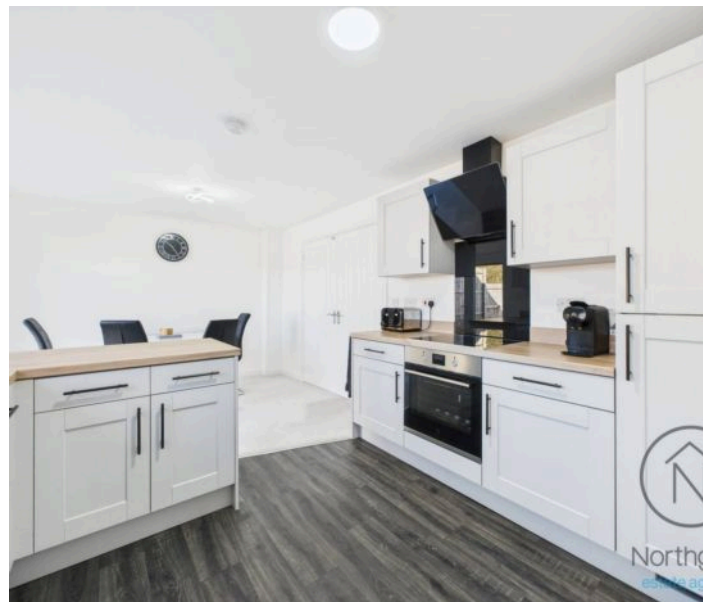
7'2" x 9'6" (2.19 x 2.90 m)

Bathroom

6'11" x 5'10" (2.11 x 1.80 m)

Garage

9'1" x 15'11" (2.77 x 4.86 m)





FRONT GARDEN

REAR GARDEN

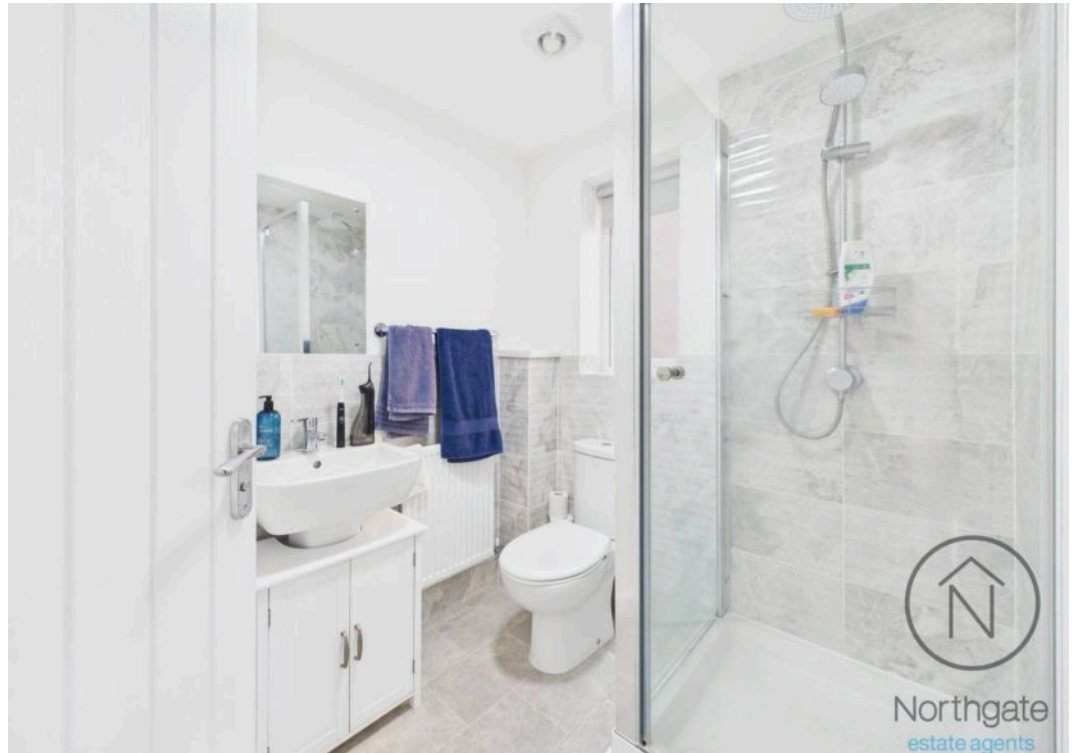
GARAGE

Single Garage

DRIVEWAY

1 Parking Space









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Northgate - County Durham

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