



The Swale, Newton Aycliffe
Newton Aycliffe



Offers in Region of £275,000



The Swale

Newton Aycliffe

Stunning Four-Bedroom Family Home in The Swale, Newton Aycliffe

Situated in the highly sought-after location of *The Swale*, this impressive and beautifully maintained family home offers far more than meets the eye. Substantially larger than its exterior suggests, the property is immaculately presented throughout and ready for immediate occupancy.

From the moment you step inside, you're greeted by a bright and welcoming atmosphere that flows seamlessly through the spacious living areas. The ground floor features a stylish lounge and an open-plan kitchen/dining room that provides the perfect space for modern family life. A convenient utility room and downstairs WC add to the practical appeal.

Upstairs, a generous landing leads to four well-proportioned bedrooms and a contemporary family bathroom. The master bedroom enjoys the added luxury of its own private en suite.

- Stunning Four Bedroom Detached
- Double Garage & Driveway
- Modern Throughout
- Modern Fitted Kitchen with Utility Room
- Close to Local Amenities
- Energy Performance Certificate: B



Externally, the property continues to impress with a large driveway providing off-road parking for two vehicles and access to a detached double garage, one currently being used as a Gym. To the rear, a spacious garden with a paved patio offers an ideal setting for outdoor entertaining.

Conveniently located close to local amenities, well-regarded schools, and excellent transport links, this outstanding home is sure to appeal to a wide range of buyers.

Council Tax band: D



Entrance Hall

6'9" x 12'6" (2.08 x 3.83 m)

Lounge

10'4" x 21'2" (3.15 x 6.47 m)

Wc

6'0" x 3'0" (1.87 x 0.92 m)

Kitchen/Diner

12'5" x 21'1" (3.80 x 6.45 m)

Utility Room

6'10" x 5'3" (2.10 x 1.62 m)

Landing

13'9" x 3'4" (4.19 x 1.02 m)

Bedroom 1

13'0" x 11'3" (3.98 x 3.44 m)

En-suite

6'5" x 5'7" (1.97 x 1.71 m)

Bedroom 2

10'4" x 11'3" (3.16 x 3.44 m)

Bedroom 3

11'0" x 9'9" (3.36 x 2.99 m)

Bedroom 4

10'0" x 9'9" (3.05 x 2.97 m)

Bathroom

7'1" x 5'6" (2.17 x 1.68 m)

Garage & Gym

9'3" x 19'3" (2.84 x 5.87 m) 9'0" x 14'4" (2.76 x 4.38 m) 8'9" x 4'9" (2.67 x 1.45 m)





FRONT GARDEN

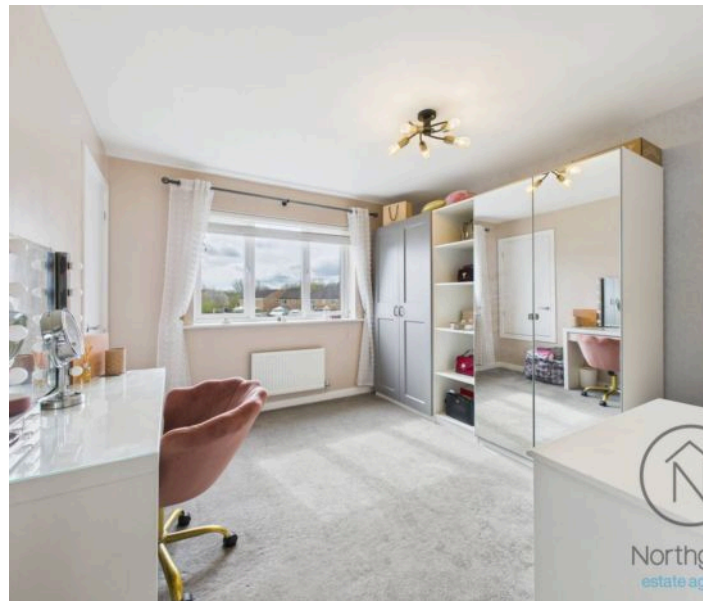
REAR GARDEN

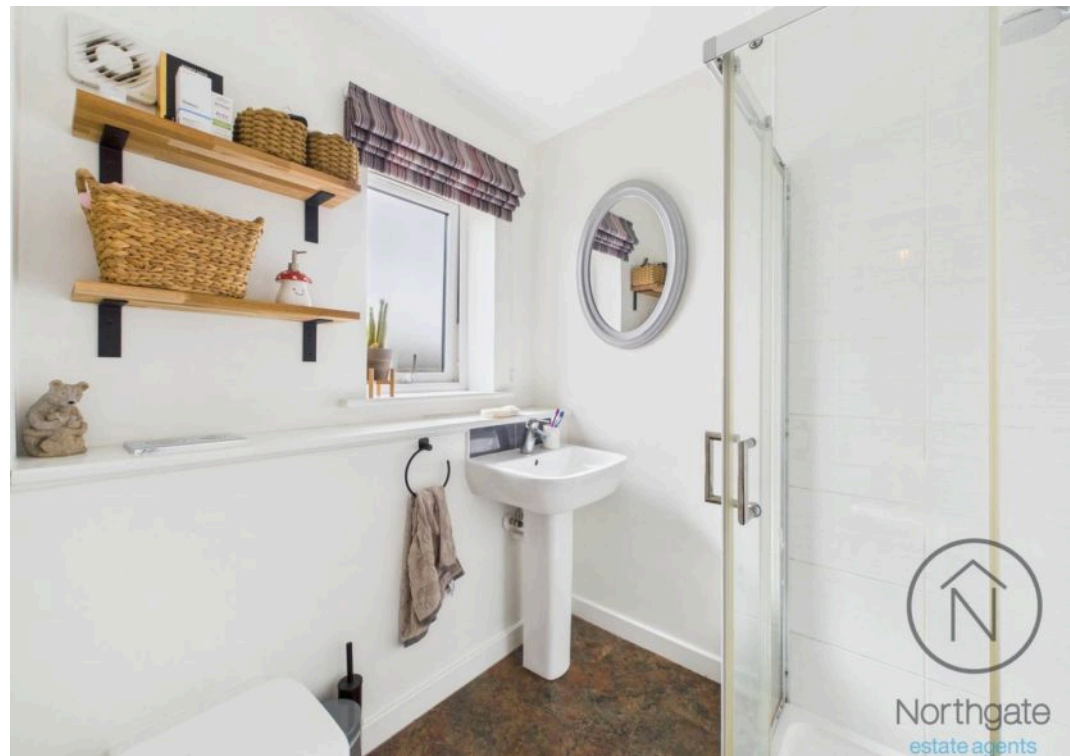
DOUBLE GARAGE

1 Parking Space

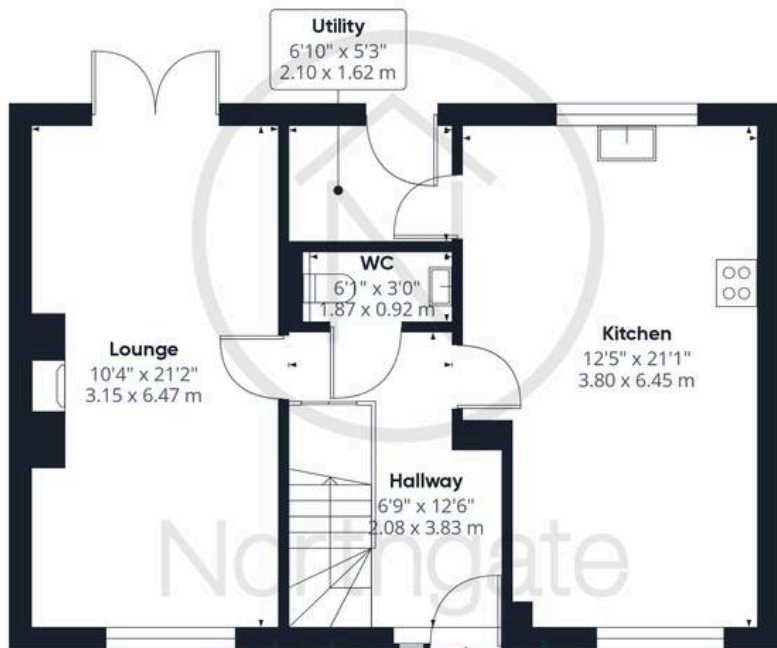
DRIVEWAY

2 Parking Spaces

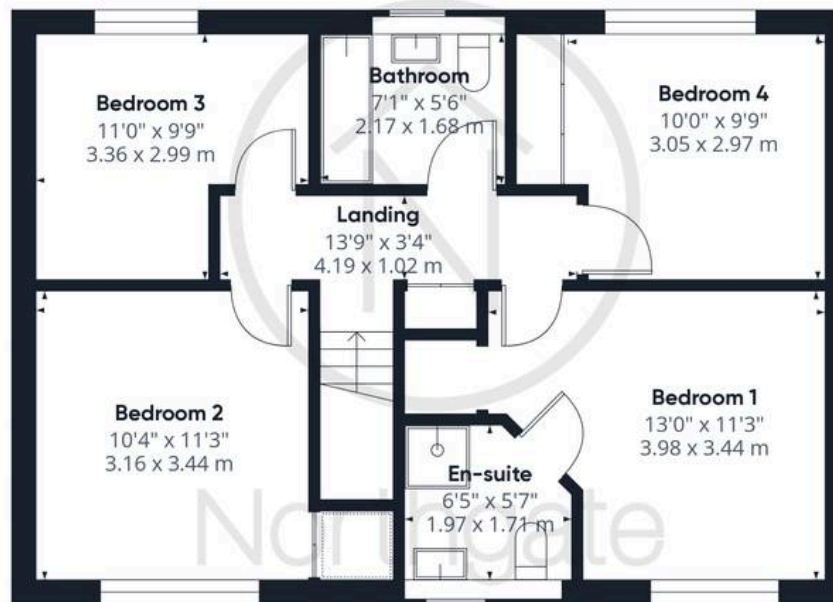




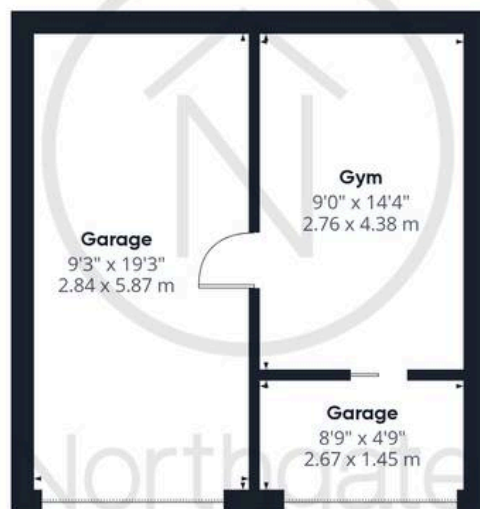




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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Approximate total area⁽¹⁾

1571.21 ft²

145.97 m²

(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

Northgate Estate Agents, Suite 3 - DL5 4DH

01325 728333 • info@northgates.net • www.northgates.co.uk/



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