



44 Bluebell Meadow, Newton Aycliffe  
Newton Aycliffe



In Excess of £150,000





## 44 Bluebell Meadow

Newton Aycliffe, Newton Aycliffe

Spacious 3-Bedroom Home in Quiet Cul-de-Sac – No Onward Chain

Located in the desirable and peaceful cul-de-sac of Bluebell Meadow in Newton Aycliffe, this generous three-bedroom home is offered for sale with no onward chain, making it an excellent choice for families or first-time buyers seeking a straightforward move.

The property benefits from both front and rear gardens, along with a large driveway leading to a detached garage –offering ample off-street parking and storage space. Internally, the hallway leads through to a spacious lounge, a family/dining room with French doors opening to the rear garden, and a well-equipped kitchen, creating a layout ideal for everyday living and entertaining.

Upstairs, the home features a well-proportioned master bedroom, two further bedrooms, and a modern family bathroom, providing comfortable accommodation for a range of buyers.

The front garden is laid to lawn and the large driveway offers plenty of parking. To the rear, the enclosed garden also benefits from a lawn and a patio area, perfect for outdoor furniture and enjoying the warmer months.

Positioned just a short distance from local amenities including supermarkets, primary and secondary schools, high street shops, restaurants, and leisure facilities, the home is ideally situated. Newton Aycliffe offers excellent public transport links by both bus and rail, while the nearby A167 and A1(M) provide easy access for commuters heading north or south.

Council Tax band: B

Tenure: Freehold



#### Hallway

6'3" x 3'5" (1.93m x 1.04m)

#### Lounge

13'2" x 12'3" (4.03m x 3.74m)

#### Dining Room

6'10" x 8'0" (2.10m x 2.44m)

#### Family Room

6'10" x 14'0" (2.10 x 4.29m)

#### Kitchen

#### Landing

5'5" x 10'5" (1.66m x 3.18m)

#### Bedroom 1

10'7" x 11'2" (3.24m x 3.42m)

#### Bedroom 2

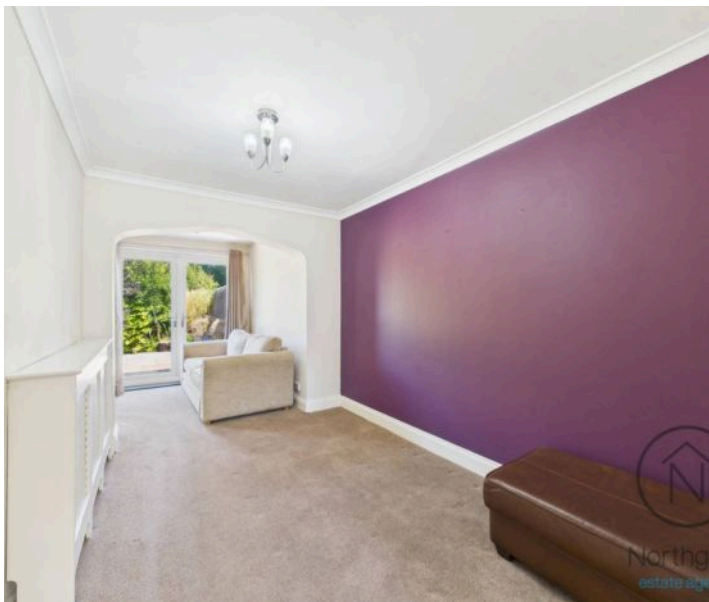
10'6" x 10'0" (3.21m x 3.06m)

#### Bedroom 3

8'4" x 7'3" (2.56m x 2.22m)

#### Bathroom

8'0" x 5'5" (2.46m x 1.66m)







**FRONT GARDEN**

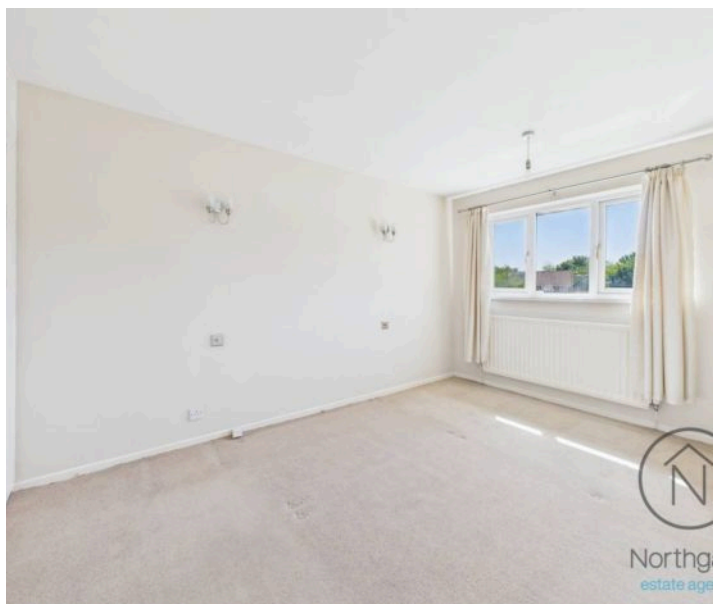
**REAR GARDEN**

**GARAGE**

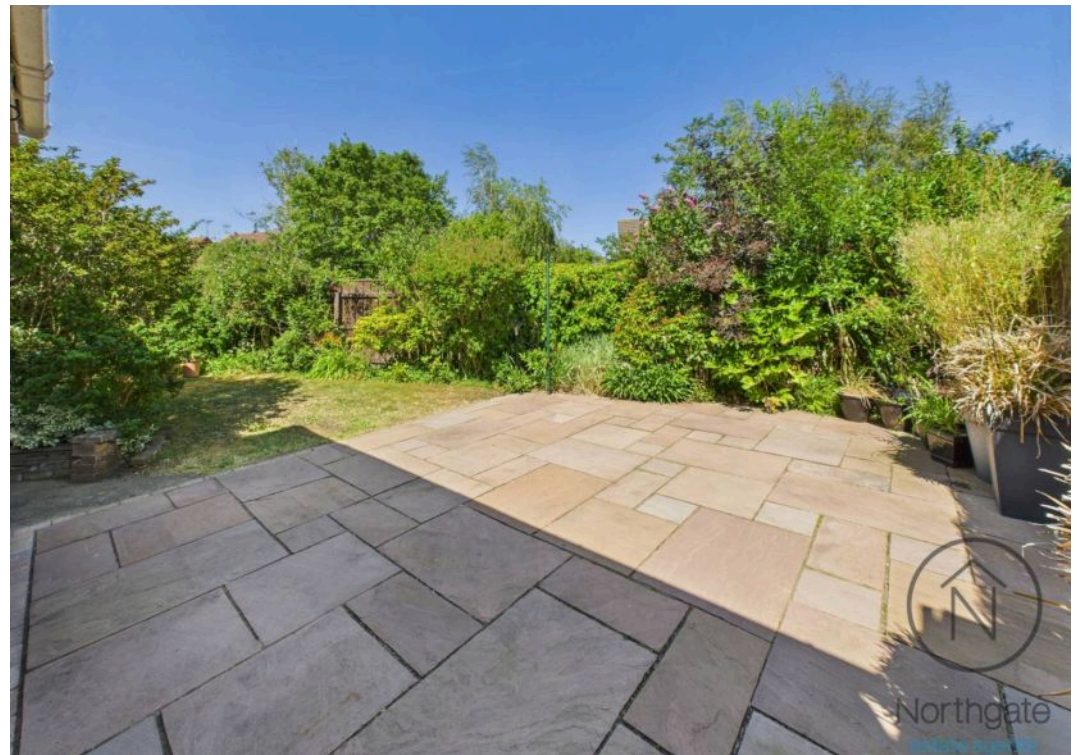
Single Garage

**DRIVEWAY**

3 Parking Spaces









**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2



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

1008 ft<sup>2</sup>

93.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Northgate - County Durham

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