



93 Birch Way, Newton Aycliffe
Newton Aycliffe



In Excess of £260,000



93 Birch Way

Newton Aycliffe, Newton Aycliffe

Stylish Four-Bedroom Detached Home with Countryside Views

This beautifully presented four-bedroom detached residence offers a perfect balance of style, functionality, and space in a sought-after location, making it an ideal choice for modern family living.

Upon entering, you're welcomed into a bright and well-planned interior that flows effortlessly throughout. The lounge offers a comfortable space to unwind or host guests, while the open-plan kitchen and dining area is designed with both everyday use and entertaining in mind—complete with contemporary finishes and plentiful storage. A separate utility room and a downstairs WC provide added convenience, along with internal access to the integrated garage.

Upstairs, the layout is equally impressive. The principal bedroom benefits from a private en-suite, creating a peaceful retreat. Three further bedrooms offer flexible accommodation, whether for family, guests, or a home office. A stylish family bathroom serves the additional bedrooms.

The home is tastefully decorated and finished to a high standard, maximising natural light and creating a warm, welcoming feel throughout.

Externally, the property enjoys attractive gardens to both the front and rear, ideal for relaxing or outdoor entertaining.

In all, this is a superb opportunity to secure a spacious, modern home in a peaceful setting with excellent kerb appeal and strong lifestyle credentials.

Council Tax band: D



Hallway

4'7" × 4'6" (1.41 × 1.39 m)

Lounge

15'8" × 10'11" (4.79 × 3.33 m)

Kitchen/Diner

10'1" × 17'4" (3.09 × 5.28 m)

Wc

4'8" × 6'3" (1.42 × 1.92 m)

Utility Room

5'2" × 6'3" (1.60 × 1.92 m)

Garage

15'9" × 8'10" (4.82 × 2.71 m)

Bedroom 1

10'3" × 11'0" (3.15 × 3.36 m)

En-suite

6'0" × 4'10" (1.84 × 1.49 m)

Bedroom 2

12'3" × 9'1" (3.75 × 2.77 m)

Bedroom 3

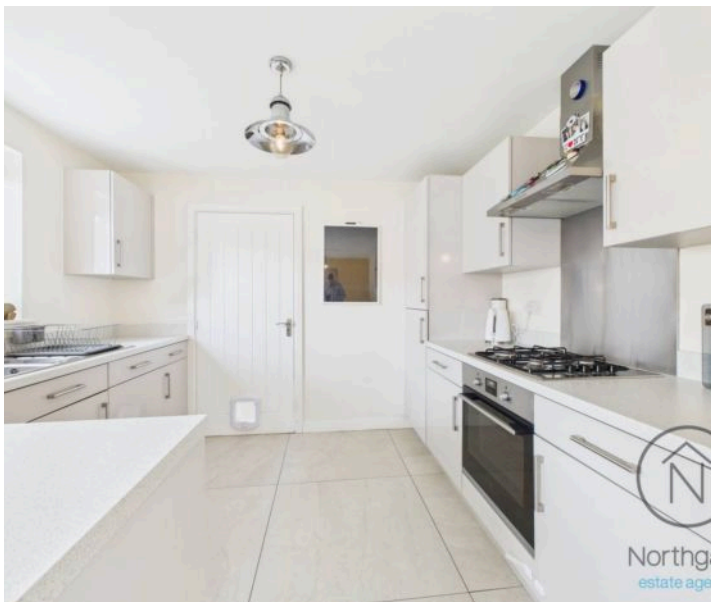
9'6" × 9'0" (2.90 × 2.75 m)

Bedroom 4

9'6" × 7'2" (2.91 × 2.19 m)

Bathroom

5'9" × 7'0" (1.77 × 2.15 m)





FRONT GARDEN

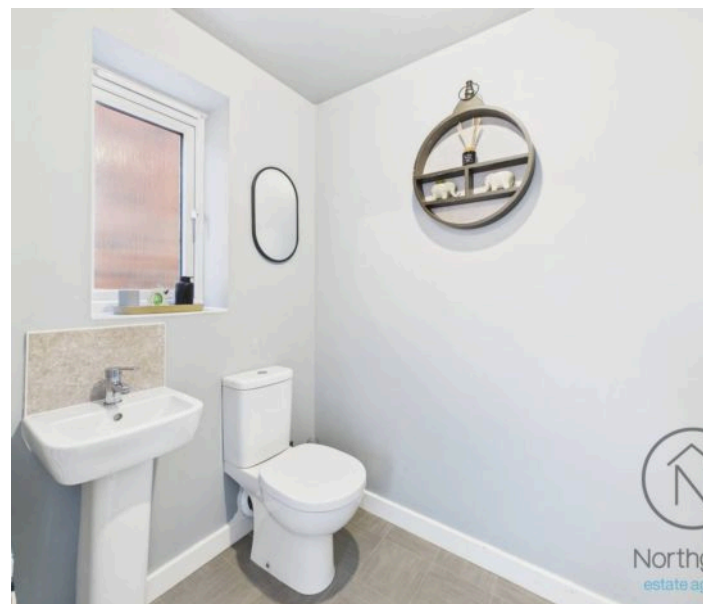
REAR GARDEN

GARAGE

Single Garage

DRIVEWAY

1 Parking Space









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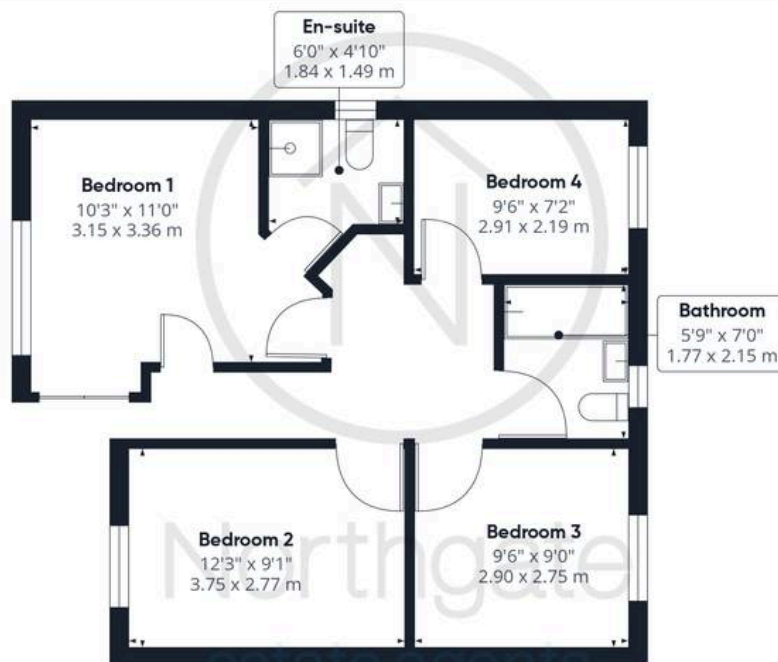


Ground Floor

Approximate total area⁽¹⁾

1093 ft²

101.5 m²



Floor 1

(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.

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