



9 Temple Way, Newton Aycliffe
Newton Aycliffe



In Excess of £225,000



9 Temple Way

Newton Aycliffe, Newton Aycliffe

Modern Three-Bedroom Detached Home with Garage – Cobblers Hall, Newton Aycliffe

Located in the highly sought-after Cobblers Hall area of Newton Aycliffe, this modern three-bedroom detached home offers stylish, well-appointed living space, perfect for families or professionals. Ideally positioned close to local shops, amenities, and transport links, the property is warmed by gas central heating and is fully double-glazed throughout.

Upon entering the home, you are welcomed into an entrance hallway with convenient internal access to the garage. The kitchen is fitted to a high standard with quality units and integrated appliances, making it both practical and attractive. The spacious lounge features a contemporary built-in media wall and an electric feature fire, seamlessly flowing into an open-plan sunroom currently used as a dining area. French doors lead from here into the rear garden, creating a perfect space for entertaining or relaxing.

Upstairs, the principal bedroom is generously sized and benefits from a modern en-suite shower room. There are two further double bedrooms, offering flexible space for family living, guests, or a home office. A stylish family bathroom serves the additional bedrooms, complementing the overall modern design of the home.

Externally, the property boasts a southwest-facing rear garden designed for low maintenance, featuring a gravelled finish, a hot tub, and a garden bar. To the front, there is a double driveway providing ample off-street parking alongside a well-maintained lawn. Side access leads from the front to the rear garden.

A further benefit of this home is the installation of solar



Hallway

2'10" x 12'10" (0.89m x 3.93m)

Kitchen

6'7" x 9'7" (2.01m x 2.94m)

Garage

8'4" x 16'8" (2.55m x 5.10m)

Lounge

18'3" x 11'3" (5.58m x 3.43m)

Dining Room

8'7" x 9'1" (2.63m x 2.79m)

Landing

5'7" x 3'0" (1.71m x 0.92m)

Bedroom 1

12'3" x 9'9" (3.75m x 2.98m)

En-suite

6'0" x 5'4" (1.85m x 1.63m)

Bedroom 2

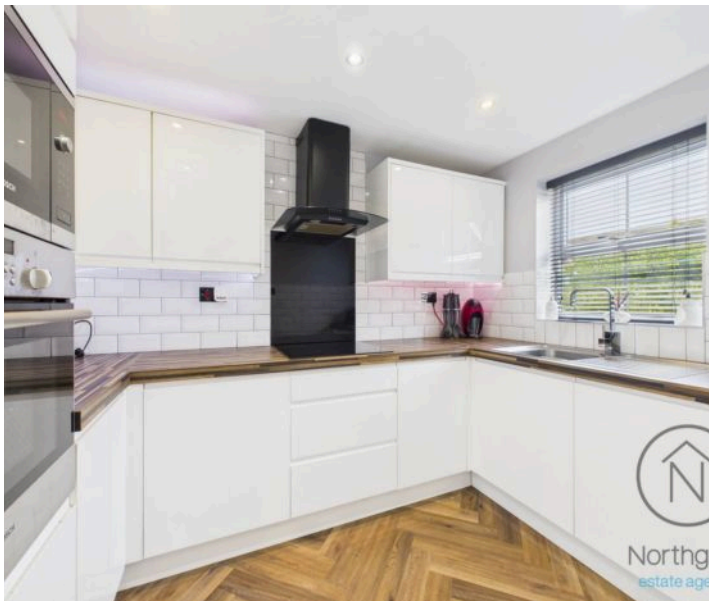
9'0" x 11'9" (2.75m x 3.59m)

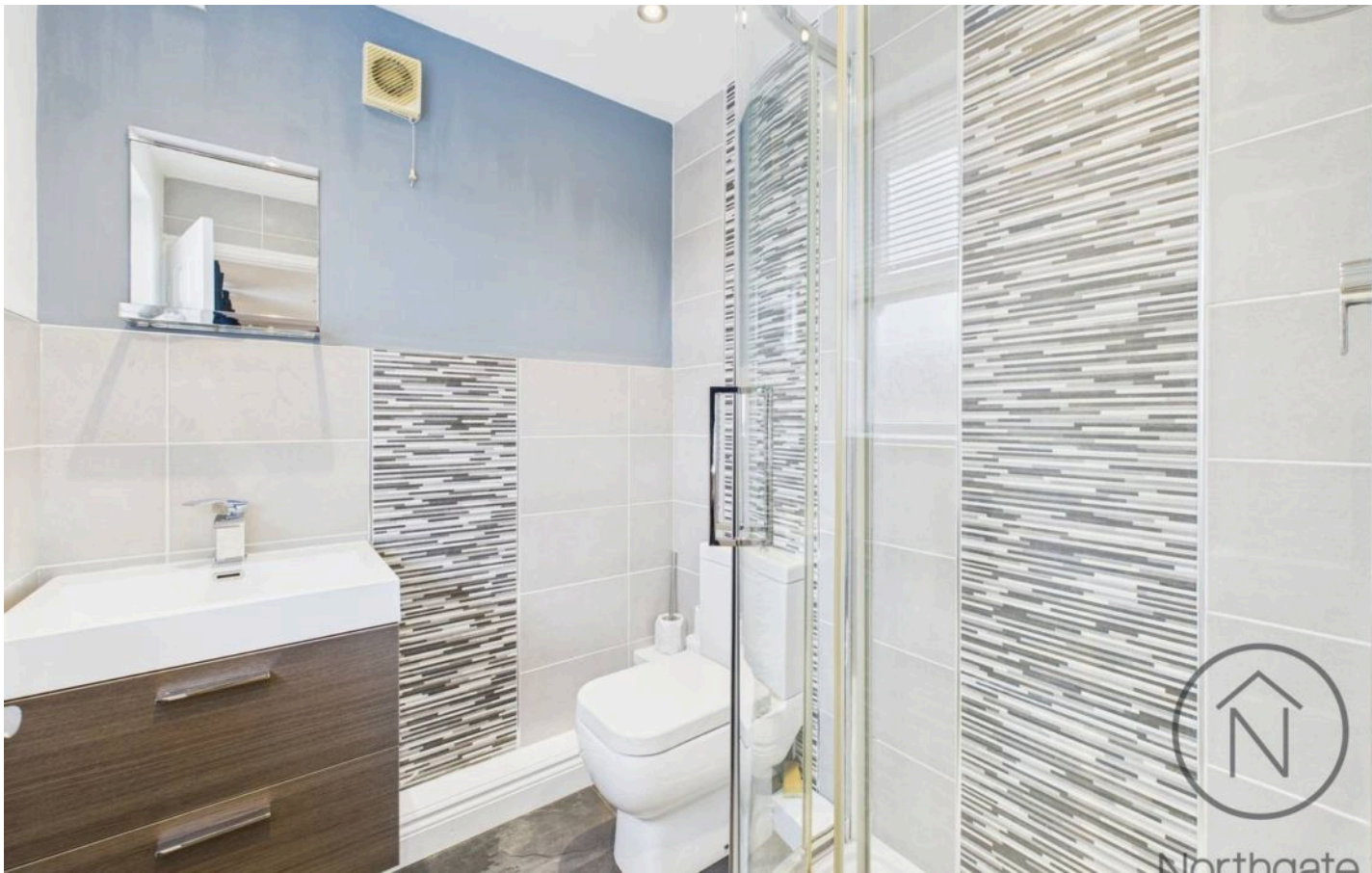
Bedroom 3

9'3" x 8'6" (2.82m x 2.60m)

Bathroom

5'5" x 7'4" (1.66m x 2.26m)





FRONT GARDEN

REAR GARDEN

GARAGE

Single Garage

DRIVEWAY

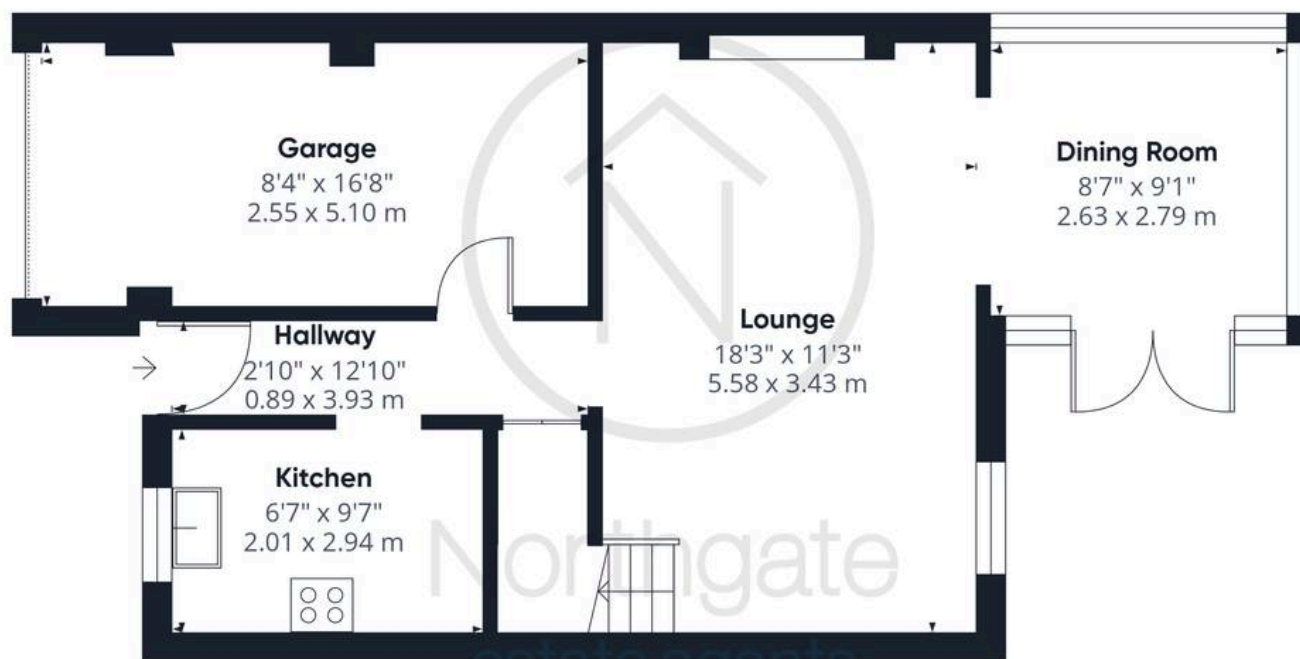
2 Parking Spaces







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Ground Floor

Approximate total area⁽¹⁾

972 ft²

90.1 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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