



2 Low Green, Newton Aycliffe  
Newton Aycliffe



Offers in Region of £385,000





## 2 Low Green

Newton Aycliffe, Newton Aycliffe

Presenting this stunning three-bedroom detached bungalow, perfectly situated in the heart of the highly sought-after Woodham Village.

This beautifully maintained home features three well-proportioned bedrooms, including a principal bedroom with a private en-suite for added comfort. The modern, well-appointed kitchen seamlessly connects to a practical utility room, while the generously sized lounge/diner flows effortlessly into a bright sunroom – creating an inviting space for both relaxation and entertaining. The family bathroom is fitted with both a bath and a separate shower cubicle, offering versatility for all preferences.

Externally, a block-paved driveway and integral garage provide ample parking and storage options. The well maintained front and rear gardens enhance the property's overall charm, offering peaceful outdoor spaces to enjoy year-round.

Combining comfort, style, and practicality, this property is ideal for those seeking a modern lifestyle within a well-established community.

**The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process.**

**The legal pack includes**

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing





Hallway

Lounge/Diner

Sunroom

Kitchen

Utility Room

Bedroom 1

En-suite

Bedroom 2

Bedroom 3

Bathroom

Garage







**FRONT GARDEN**

**REAR GARDEN**

**GARAGE**

Single Garage

With electric vehicle charging point.

**OFF STREET**

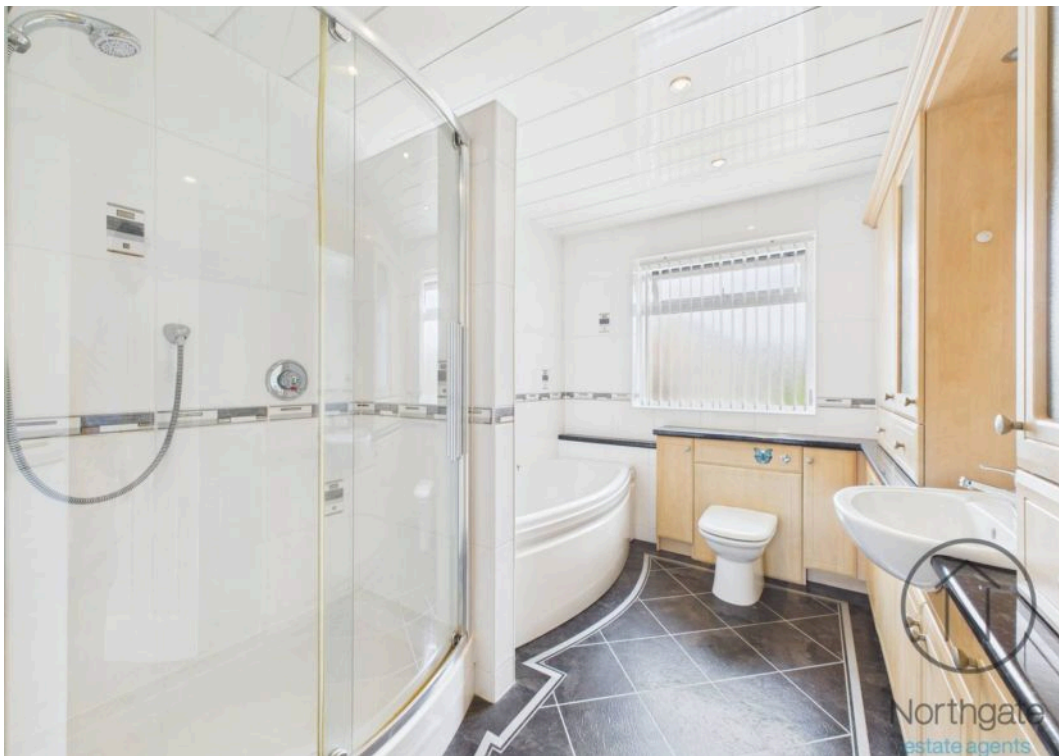
2 Parking Spaces





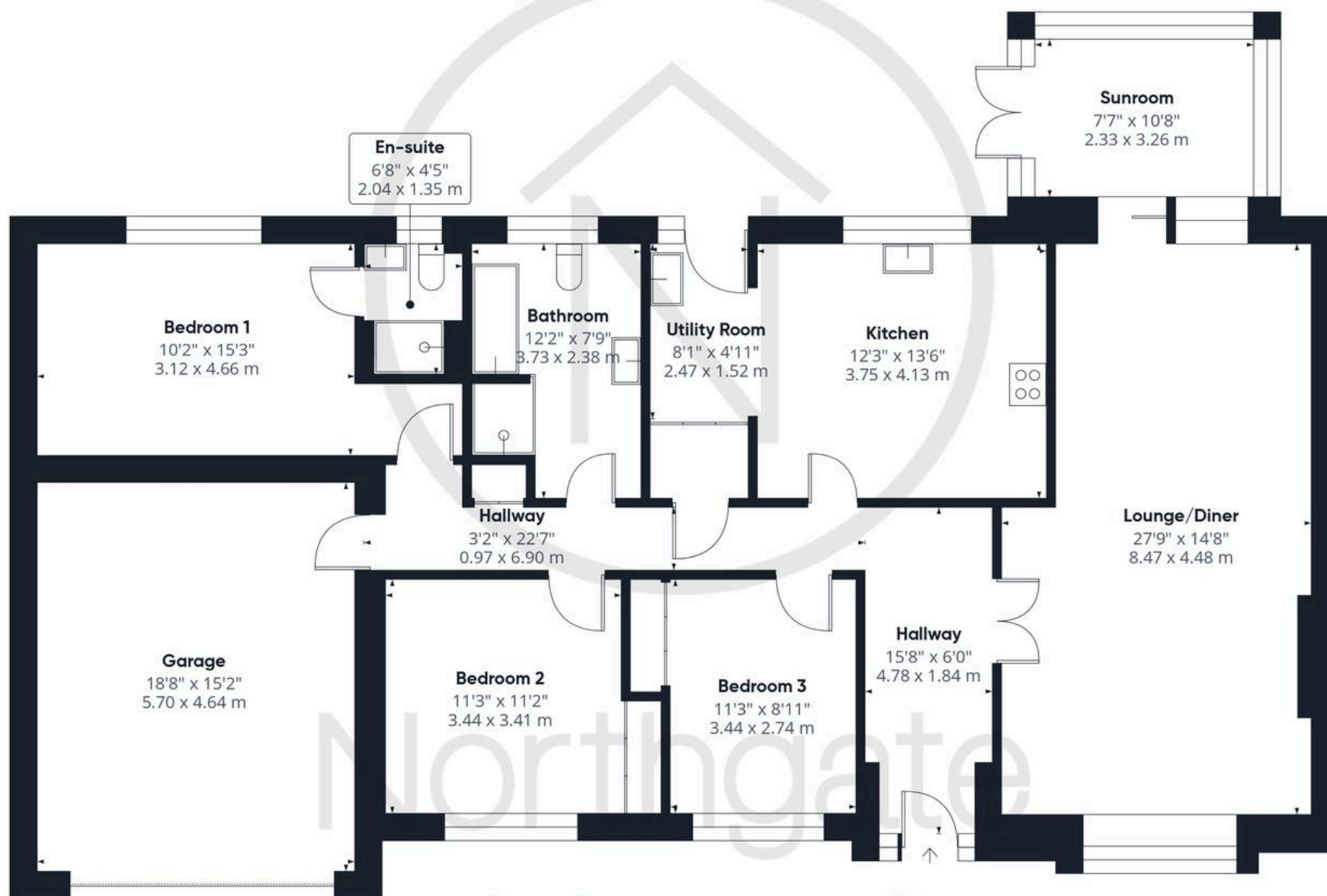








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estate agents



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

1717 ft<sup>2</sup>

159.7 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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