



18 Temple Way, Newton Aycliffe
Newton Aycliffe



In Excess of £175,000



18 Temple Way

Newton Aycliffe, Newton Aycliffe

Modern 3-Bedroom Detached Home with Garage in the Sought-After Cobblers Hall Area

Located in the ever-popular Cobblers Hall development, this beautifully presented three-bedroom detached home offers the perfect blend of modern comfort and peaceful living. With an integral single garage and driveway parking for two cars, the property provides both practicality and style in equal measure.

Step inside to a welcoming entrance hallway with access to a convenient downstairs WC. The spacious lounge is ideal for relaxing, while the contemporary kitchen and separate dining room offer flexible spaces for both everyday life and entertaining guests.

Upstairs, the master bedroom benefits from a private en-suite, creating a peaceful retreat. Two further well-sized bedrooms and a modern family bathroom complete the first floor, offering generous space for growing families or those working from home.

Externally, the property features a tranquil rear garden, ideal for enjoying warm evenings, hosting gatherings, or simply unwinding in a private outdoor setting. The home's layout and outdoor space also offer excellent potential for personalisation.

Set within a quiet, established residential area with easy access to local amenities, schools, and transport links, this property presents a fantastic opportunity for buyers seeking space, comfort, and convenience.

Council Tax band: D

Tenure: Freehold

- Three Bedroom Detached with Single Garage



Living Room

14'4" x 10'3" (4.38m x 3.13m)

Dining Room

10'11" x 8'8" (3.08m x 2.66m)

WC

6'2" x 4'7" (1.89m x 1.41m)

Bedroom One

8'9" x 11'0" (2.68 x 3.38 m)

Ensuite

5'0" x 4'4" (1.53 x 1.33m)

Bedroom One

8'9" x 11'0" (2.68 x 3.38 m)

Bedroom Two

12'2" x 11'4" (3.72 x 3.47 m)

Bedroom Three

9'7" x 8'11" (2.92m x 2.72m)

Bathroom

7'10" x 6'9" 2.39 x 2.06 m





FRONT GARDEN

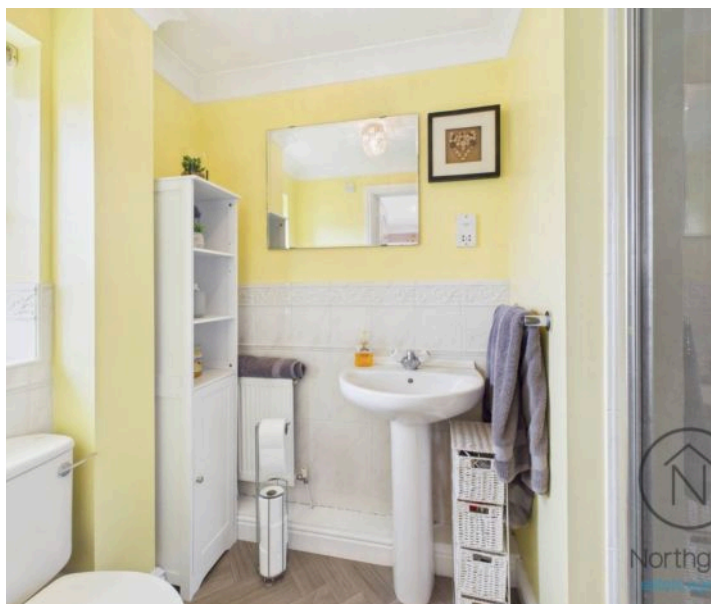
REAR GARDEN

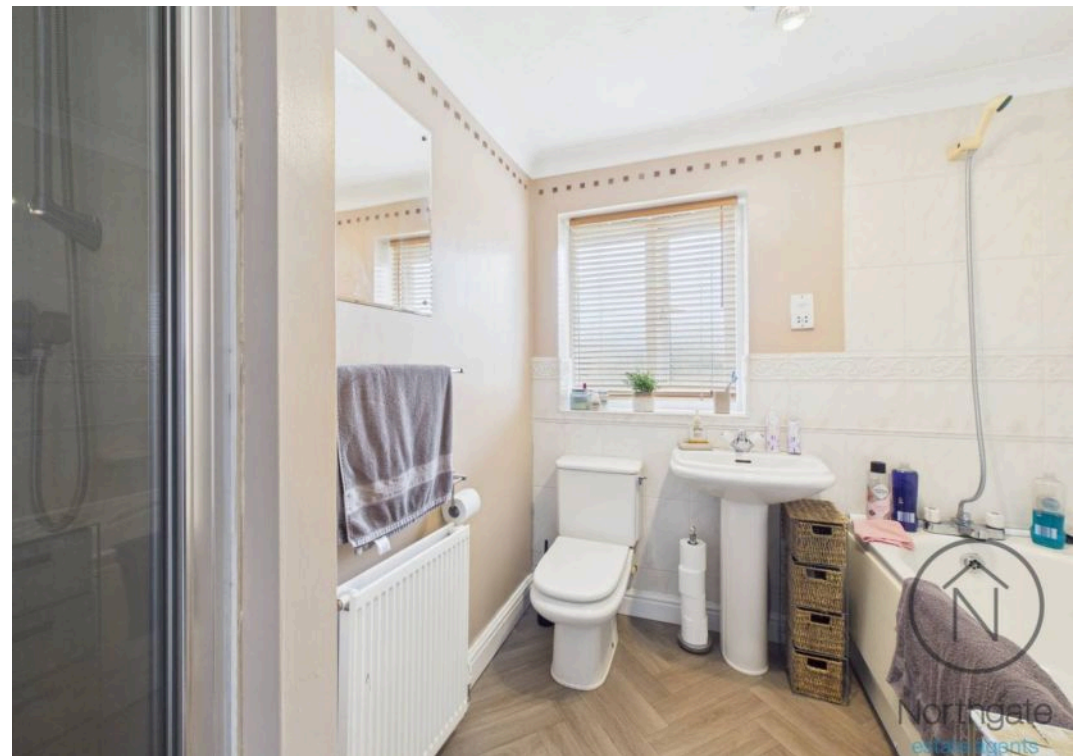
GARAGE

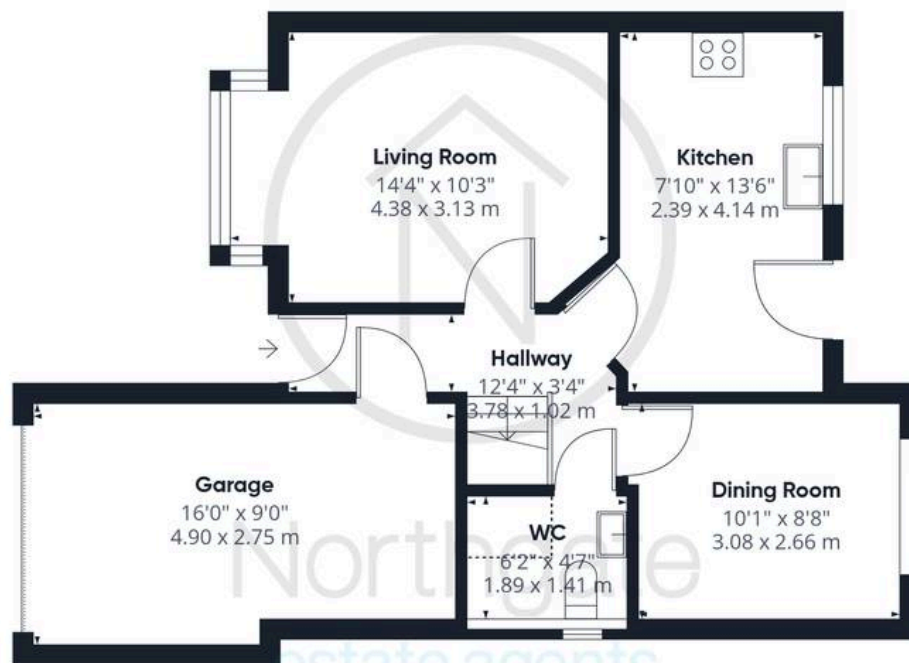
Single Garage

DRIVEWAY

2 Parking Spaces







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1054 ft²

97.9 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - DL5 4D

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



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