



Foxglove Close, Newton Aycliffe  
Newton Aycliffe



Offers in Region of £245,000





## 17 Foxglove Close

Newton Aycliffe, Newton Aycliffe

This beautifully maintained detached property offers generous living accommodation, modern finishes, and a bright, welcoming layout ideal for families.

Originally a three-bedroom home, the garage has been professionally converted to create a versatile fourth bedroom with a WC—perfect for guests, a home office, or additional family space. The ground floor features a spacious lounge and dining room, providing an excellent area for everyday living and entertaining. The modern kitchen is fitted with built-in appliances and offers ample worktop and storage space.

To the rear of the property, the sunroom provides a peaceful place to relax while enjoying views of the garden and adds valuable additional living space.

Upstairs, there are three well-proportioned bedrooms. The primary bedroom benefits from its own en-suite, while the remaining bedrooms are served by a modern family bathroom.

This is a fantastic opportunity to acquire a versatile and comfortable family home that offers both space and practicality throughout.

*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 upfront the essential documentation 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)





#### Hallway

3'10" × 3'9" (1.18 × 1.14 m)

#### Lounge

13'5" × 10'4" (4.10 × 3.17 m)

#### Dining Room

8'4" × 8'6" (2.54 × 2.61 m)

#### Kitchen

8'2" × 13'9" (2.50 × 4.20 m)

#### Sunroom

9'3" × 16'3" (2.82 × 4.97 m)

#### Bedroom 4

12'6" × 7'10" (3.83 × 2.40 m)

#### WC

3'2" × 7'0" (0.97 × 2.14 m)

#### Landing

5'0" × 9'11" (1.53 × 3.03 m)

#### Bedroom 1

11'5" × 10'5" (3.48 × 3.19 m)

#### En-suite

4'10" × 6'8" (1.49 × 2.04 m)

#### Bedroom 2

16'7" × 8'9" (5.06 × 2.68 m)

#### Bedroom 3

5'8" × 11'11" (1.73 × 3.65 m)

#### Bathroom

5'6" × 10'3" (1.68 × 3.14 m)







FRONT GARDEN

REAR GARDEN

DRIVEWAY

2 Parking Spaces















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

1132 ft<sup>2</sup>

105 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>

1.3 m<sup>2</sup>

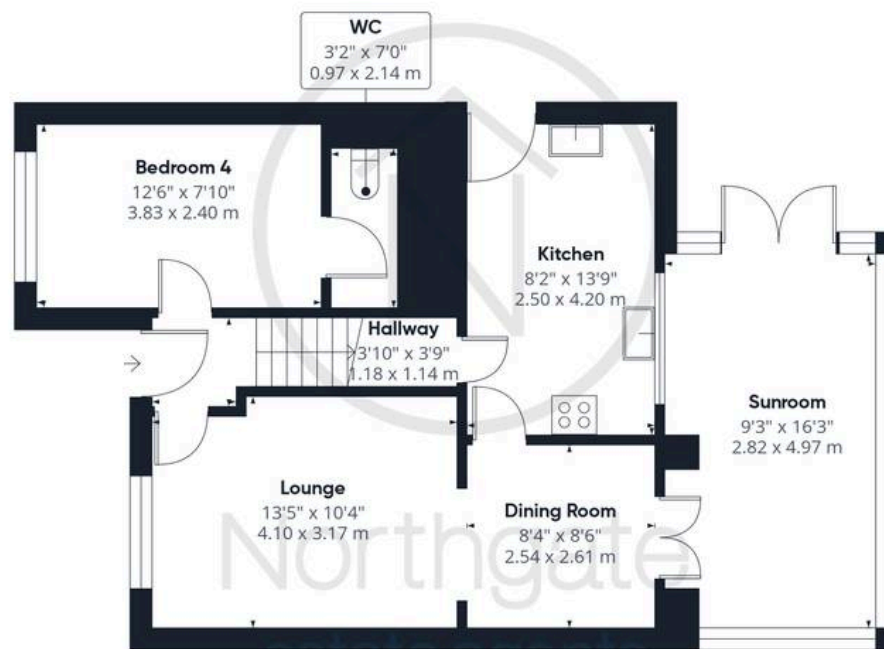
(1) Excluding balconies and terraces

**Reduced headroom**

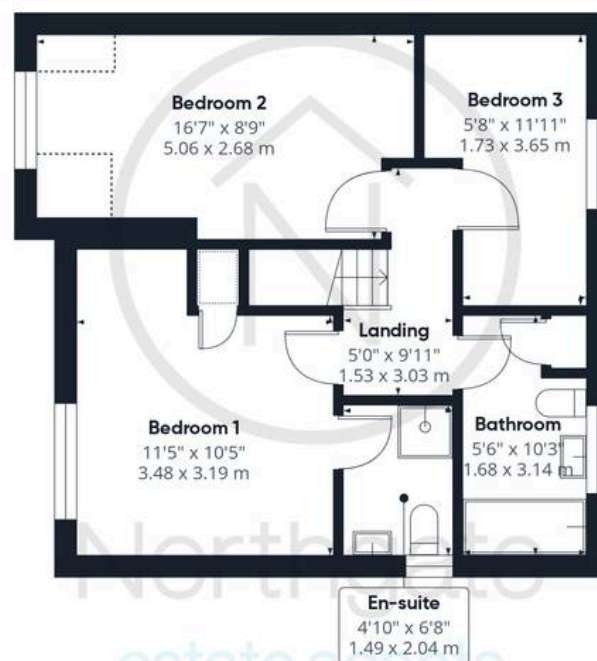
Below 5 ft/1.5 m

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

GIRAFFE360



Ground Floor



Floor 1







## Northgate - County Durham

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

01325 728333 • [info@northgates.net](mailto:info@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)



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