



St. Marys Close, Newton Aycliffe  
Newton Aycliffe



Offers In Excess of £170,000





## 24 St. Marys Close

Newton Aycliffe, Newton Aycliffe

Presenting this beautifully appointed three bedroom semi-detached home, offering an exceptional standard of living ideal for families and professionals alike.

The accommodation begins with a welcoming entrance hall leading to the lounge, which then flows seamlessly into the modern fitted kitchen/dining room and convenient downstairs WC. The lounge is bright and spacious, providing ample room for relaxation or entertaining, while French doors from the dining area open onto the rear garden, allowing natural light to flood the space and create a warm, inviting atmosphere.

To the first floor, the property offers three good-sized bedrooms, with the principal bedroom benefiting from a dedicated dressing area. A modern family bathroom, finished to a high standard with contemporary fixtures and fittings, completes the accommodation.

Externally, the property benefits from an integral garage, a striking resin driveway providing off-road parking for multiple vehicles, and a rear garden featuring a beautiful resin patio, lawn area, and sleeper boarders with shrubs, offering an attractive outdoor space for relaxing or entertaining. The home has been maintained to a superb standard throughout, with modern finishes and neutral décor that will appeal to a wide range of buyers.

Further benefits include an impressive EPC rating of B, helping to reduce running costs and support a more sustainable lifestyle. Situated within a popular residential location, the property enjoys close proximity to local amenities, schools, and excellent transport links.

Combining generous living space, high-quality finishes, and thoughtful design, this home is ready to move into and enjoy from day one. Early viewing is highly



#### Hallway

4'5" x 4'5" (1.37m x 1.36m)

#### Lounge

15'0" x 9'11" (4.58m x 3.03m)

#### Kitchen/Diner

7'8" x 13'4" (2.34m x 4.07m)

#### WC

5'9" x 3'11" (1.77m x 0.95m)

#### Garage

17'7" x 8'5" (5.38m x 2.57m)

#### Bedroom 1

10'5" x 9'2" (3.19m x 2.80m)

#### Dressing Area

5'10" x 9'1" (1.80m x 2.78m)

#### Bedroom 2

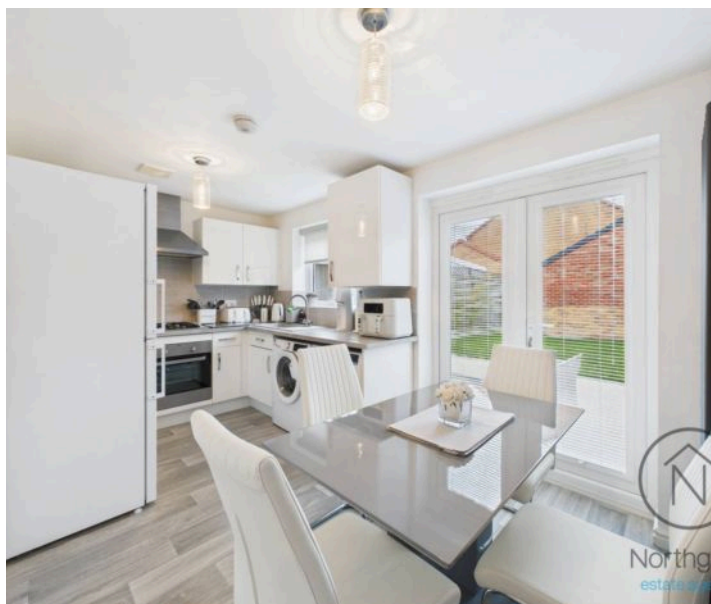
9'6" x 10'3" (2.90m x 3.13m)

#### Bedroom 3

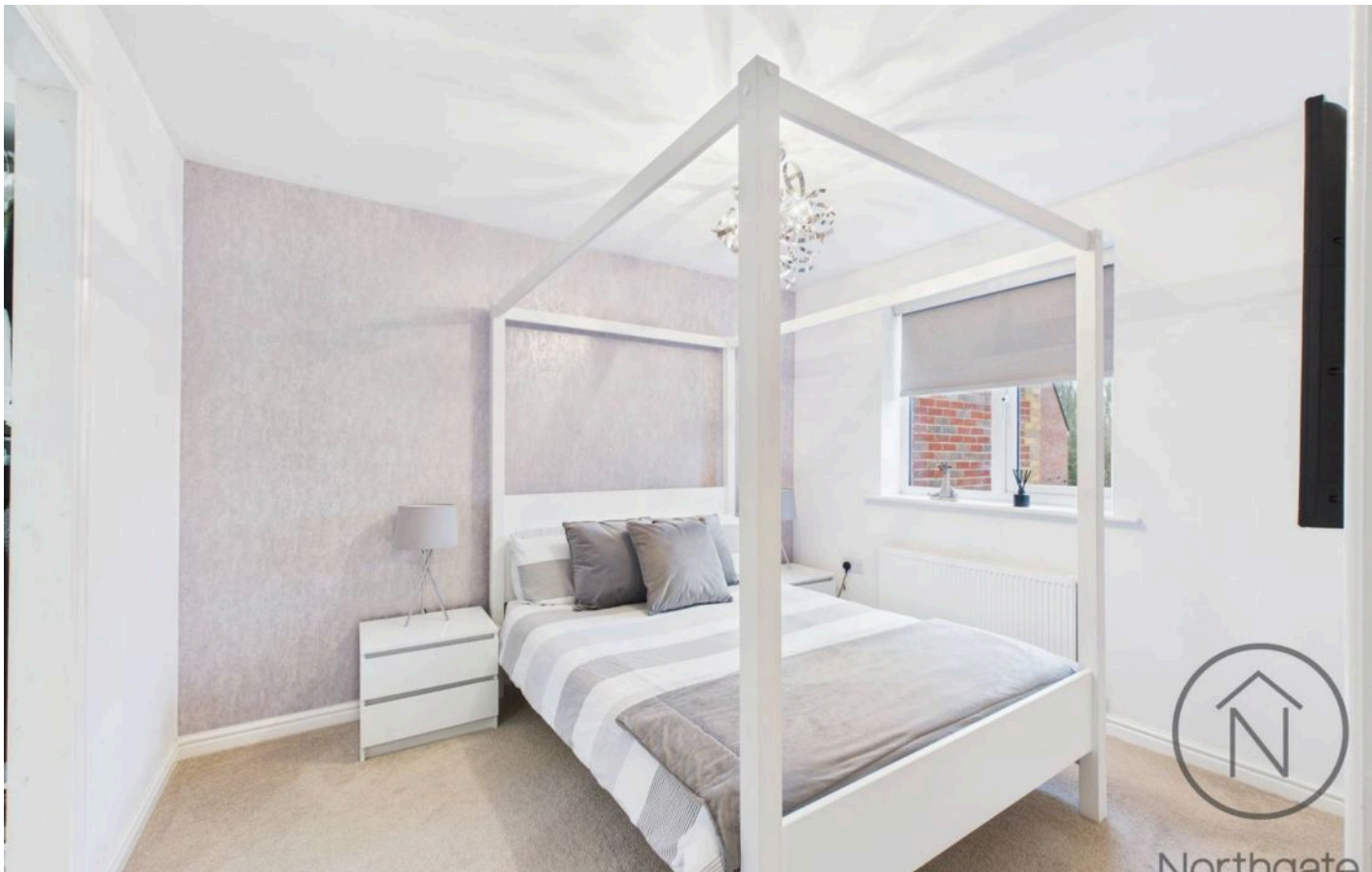
11'7" x 6'9" (3.54m x 2.06m)

#### Bathroom

6'0" x 6'4" (1.84m x 1.95m)







**GARDEN**

**FRONT GARDEN**

**DRIVEWAY**

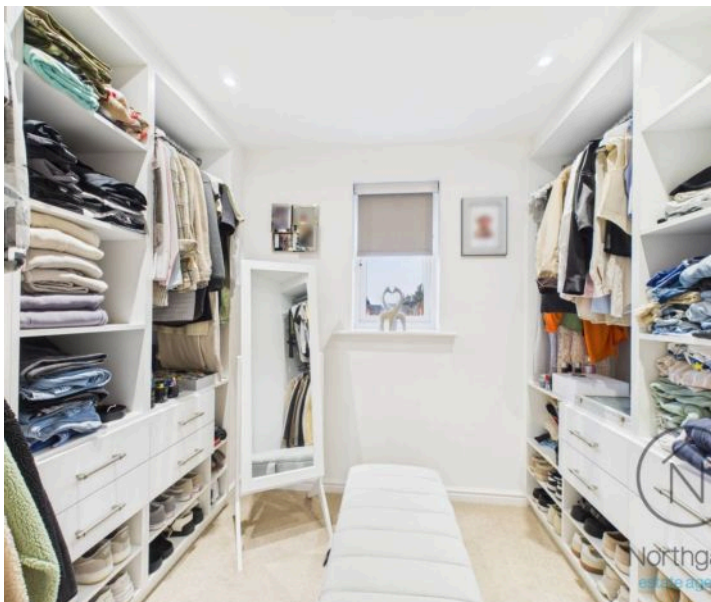
2 Parking Spaces

**GARAGE**

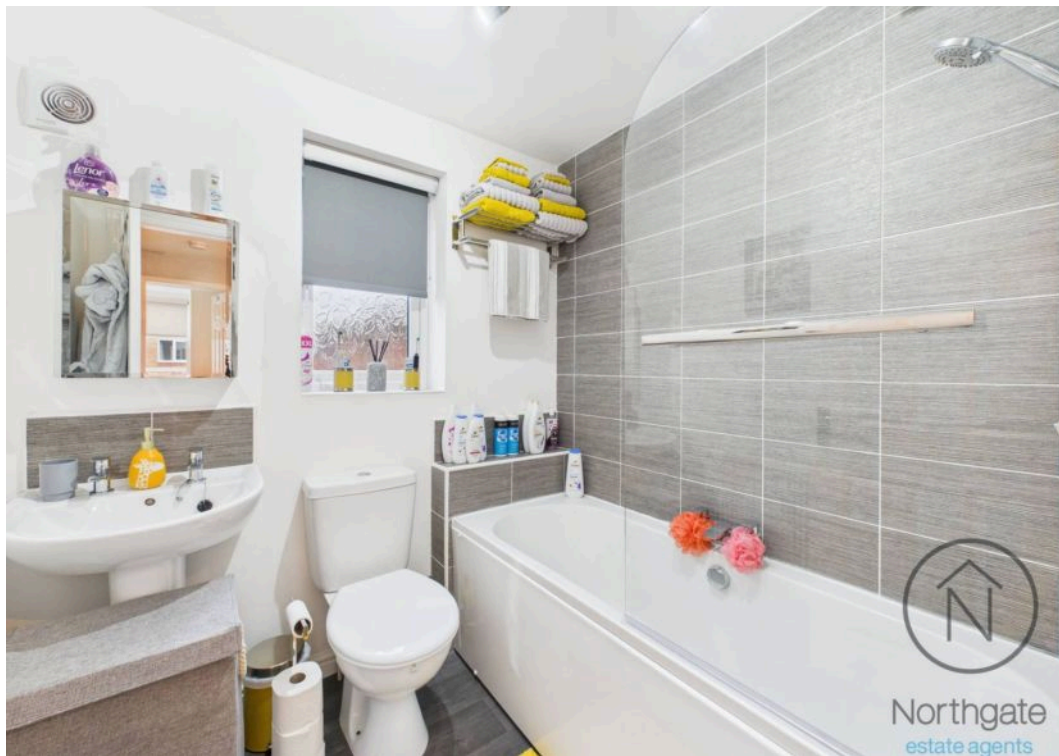
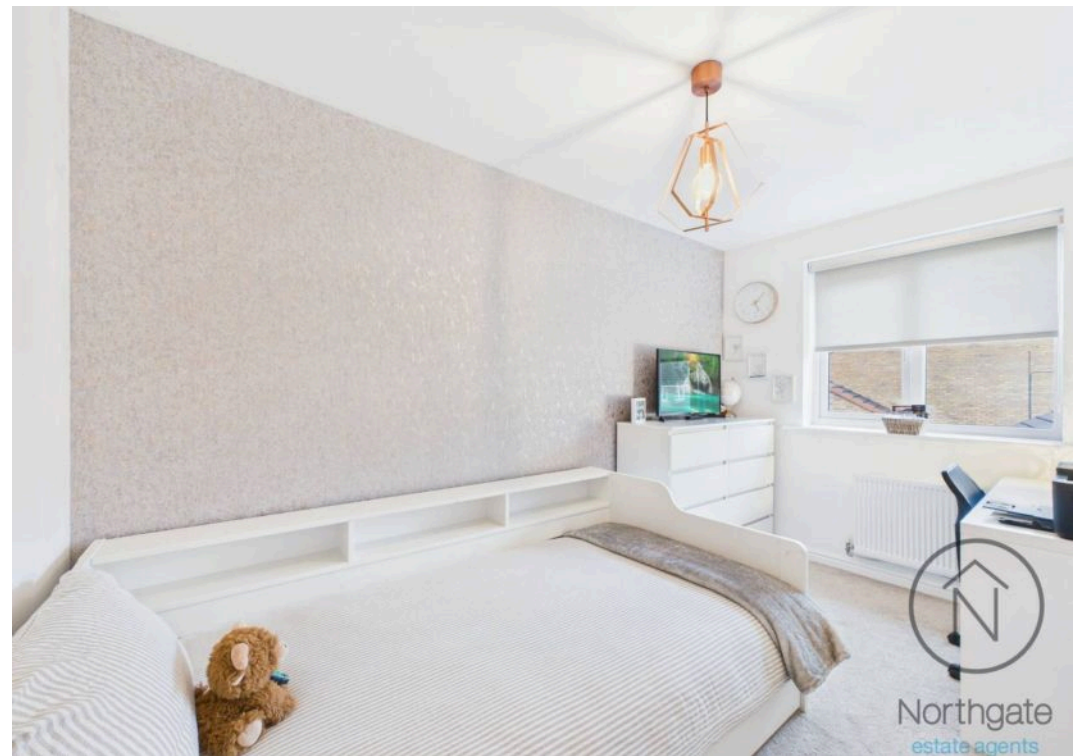
Single Garage

**DRIVEWAY**

2 Parking Spaces

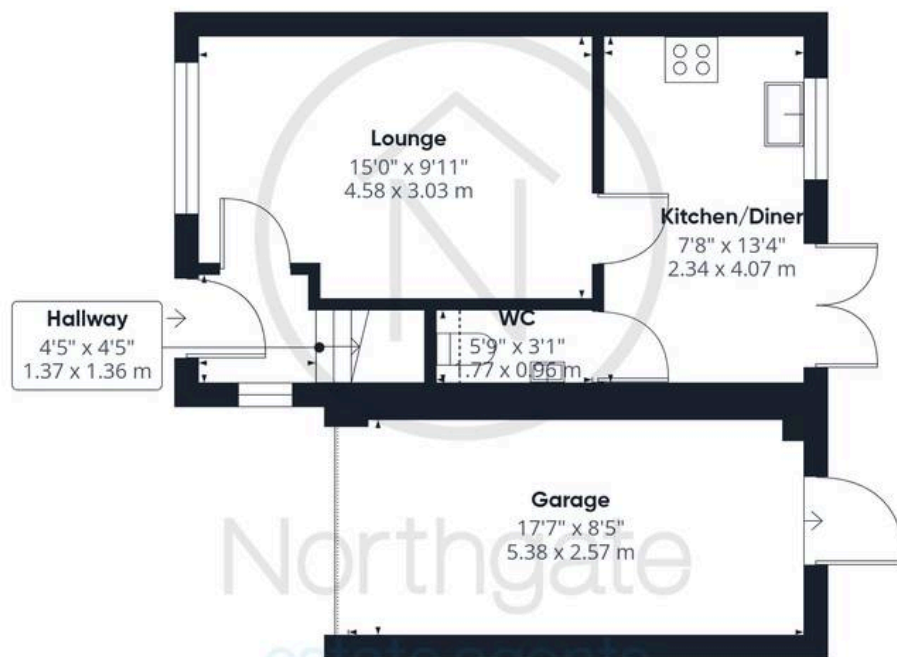




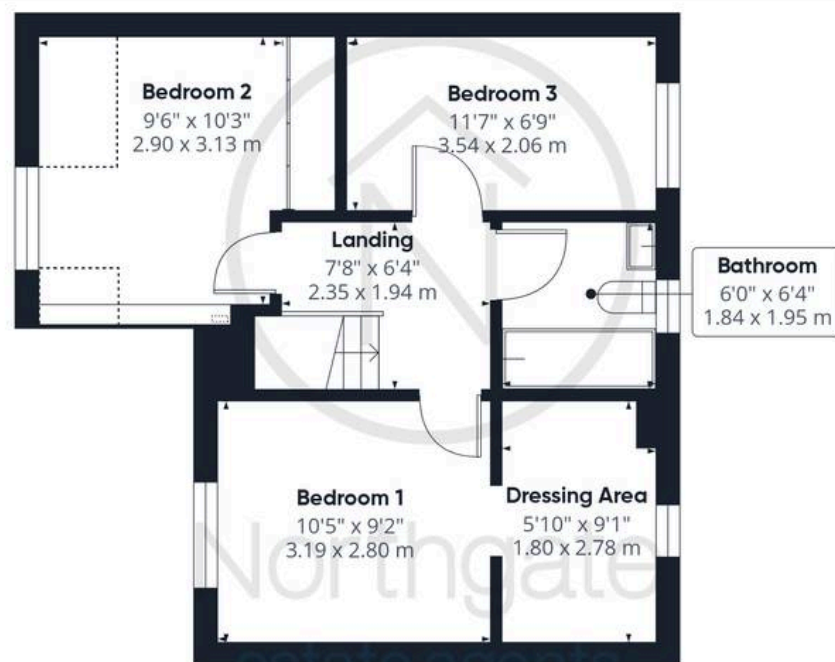




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Ground Floor



Floor 1

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

875 ft<sup>2</sup>

81.3 m<sup>2</sup>

**Reduced headroom**

21 ft<sup>2</sup>

1.9 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







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