



5 The Old Station, Aycliffe  
Newton Aycliffe



In Excess of £270,000





## 5 The Old Station

Aycliffe, Newton Aycliffe

A beautiful double-fronted detached family home, ideally located just off Aycliffe Village Green in the popular Aycliffe Village, close to local amenities and well-regarded schools, with easy access to the A1 and within a short travelling distance of Darlington and Durham.

The property is entered via an impressive entrance hallway, which includes a ground floor WC and sets the tone for the spacious accommodation throughout. From the hallway, there is access to a dual-aspect lounge/dining room, with the lounge featuring a log burner creating a warm and inviting focal point, and the dining area incorporating a breakfast bar, ideal for everyday dining and entertaining. A ground floor study provides an excellent space for home working. The fitted kitchen is well laid out for practical family living.

Upstairs, the principal bedroom benefits from its own en-suite shower room/WC, while there are two further well-proportioned bedrooms, served by a family bathroom with separate shower cubicle and bath.

Externally, the property boasts an impressive private driveway to the front providing ample off-road parking, along with two outdoor sheds for additional storage. The enclosed rear garden features a patio area, lean-to pergola with roof, lawn, and a gravelled pathway, creating an excellent space for outdoor relaxation and entertaining.

This attractive home is ideally suited to families seeking a well-located property with generous outdoor space. Early viewing is highly recommended.

Council Tax band: D

Tenure: Freehold





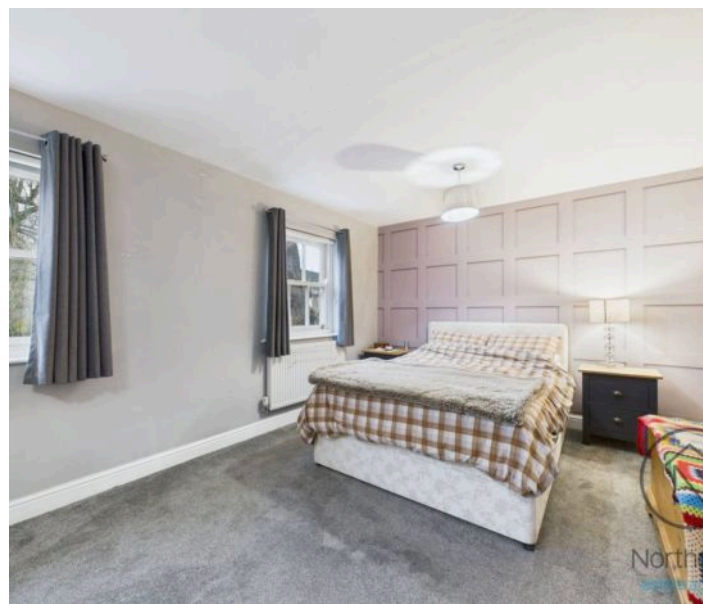
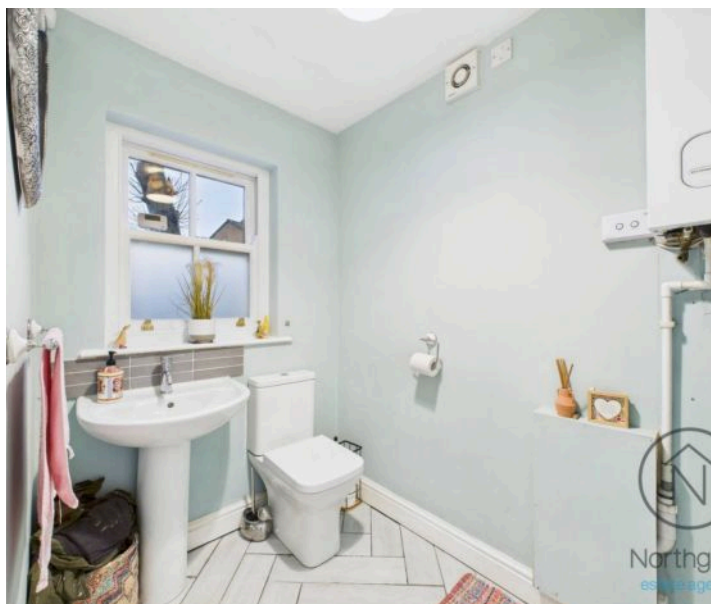


FRONT GARDEN

REAR GARDEN

DRIVEWAY

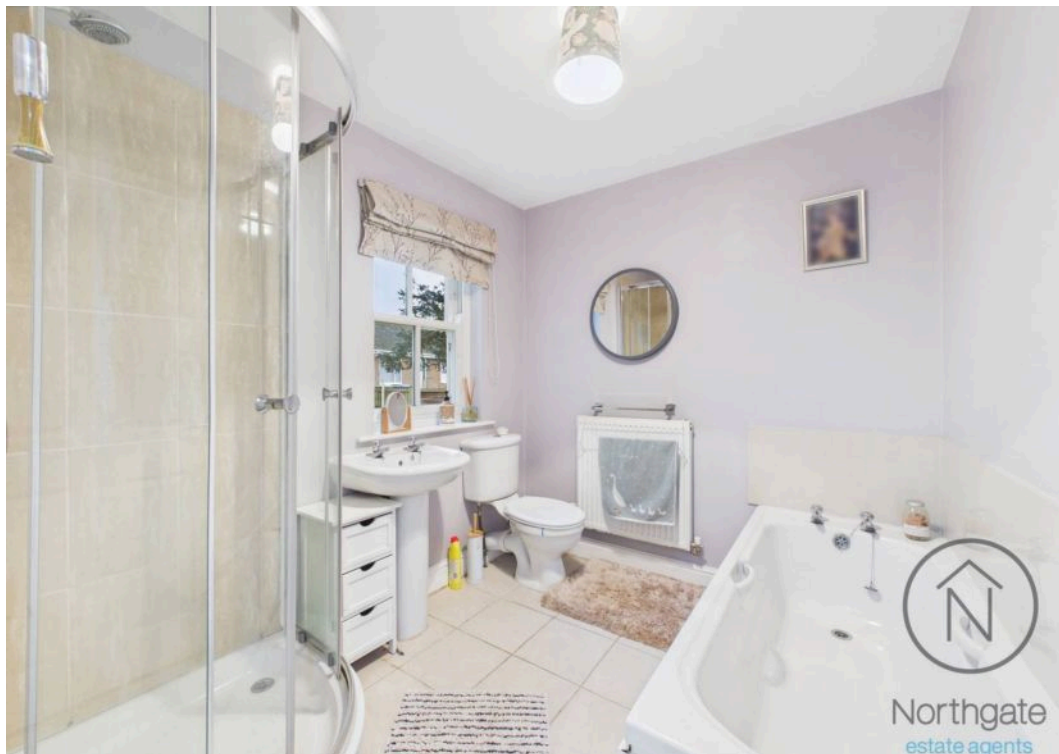
4 Parking Spaces

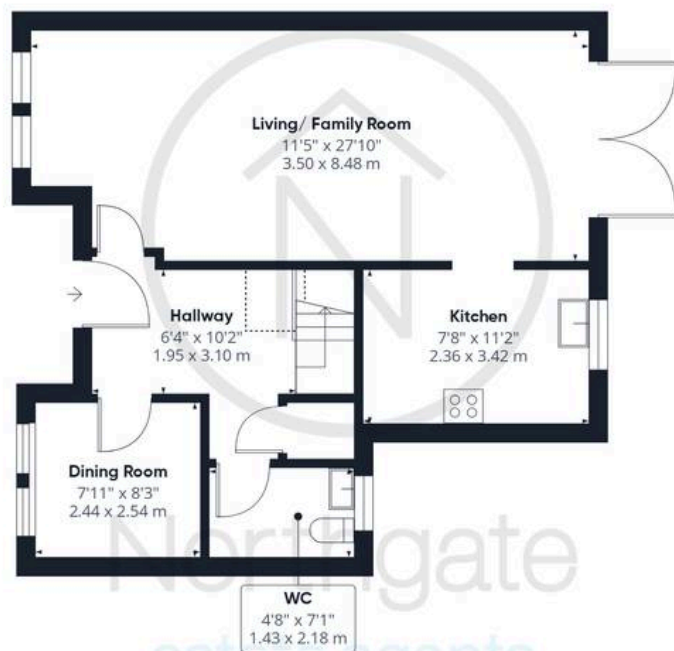




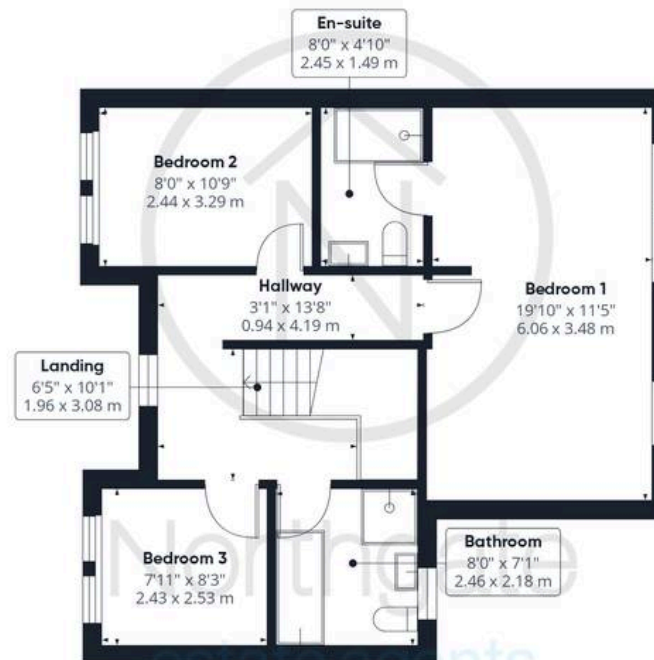




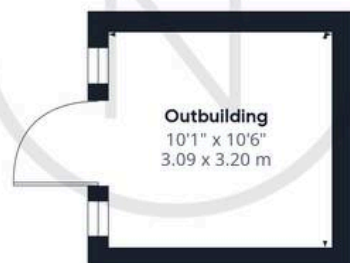




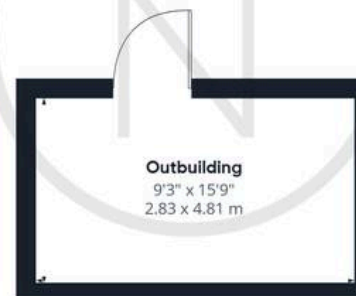
**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2



**Ground Floor** Building 3



Northgate  
estate agents

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

1421 ft<sup>2</sup>

132 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>

0.8 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





## Northgate - County Durham

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