



Birch Way, Newton Aycliffe
Newton Aycliffe



Offers In Excess of £250,000



81 Birch Way

Newton Aycliffe, Newton Aycliffe

An impressive four bedroom detached home offering modern living and generous accommodation, situated in a highly sought-after residential location.

The property opens into a welcoming hallway leading to a spacious lounge, ideal for relaxing or entertaining. The heart of the home is the contemporary kitchen/diner, featuring sleek cabinetry, integrated appliances and ample space for family dining. A useful utility room sits adjacent to the kitchen, complemented by a ground floor WC.

To the first floor are four well-proportioned bedrooms, all finished to a high standard. The principal bedroom benefits from a private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Further benefits include a garage and driveway providing off-road parking and additional storage. The property also boasts an excellent EPC rating of B, ensuring energy efficiency and lower running costs.

This home is ideal for families or professionals seeking a stylish, move-in-ready detached property. Early viewing is highly recommended.

Council Tax band: D

Tenure: Freehold

**Hallway**

4'6" x 4'7" (1.37m x 1.40m)

Lounge

15'8" x 11'0" (4.80m x 3.35m)

Kitchen/Diner

10'1" x 17'4" (3.10m x 5.30m)

Utility Room

5'2" x 6'3" (1.58m x 1.91m)

WC

4'8" x 5'11" (1.44m x 1.82m)

Garage

15'10" x 8'11" (4.84m x 2.74m)

Landing

6'9" x 7'0" (2.07m x 2.13m)

Bedroom 1**En-suite**

5'11" x 4'10" (1.83m x 1.49m)

Bedroom 2

12'6" x 9'4" (3.82m x 2.85m)

Bedroom 3

9'4" x 9'3" (2.86 x 2.84 m)

Bedroom 4

9'6" x 7'0" (2.91 x 2.15 m)

Bathroom

5'10" x 6'11" (1.78 x 2.13 m)





FRONT GARDEN

REAR GARDEN

Garage

Single Garage

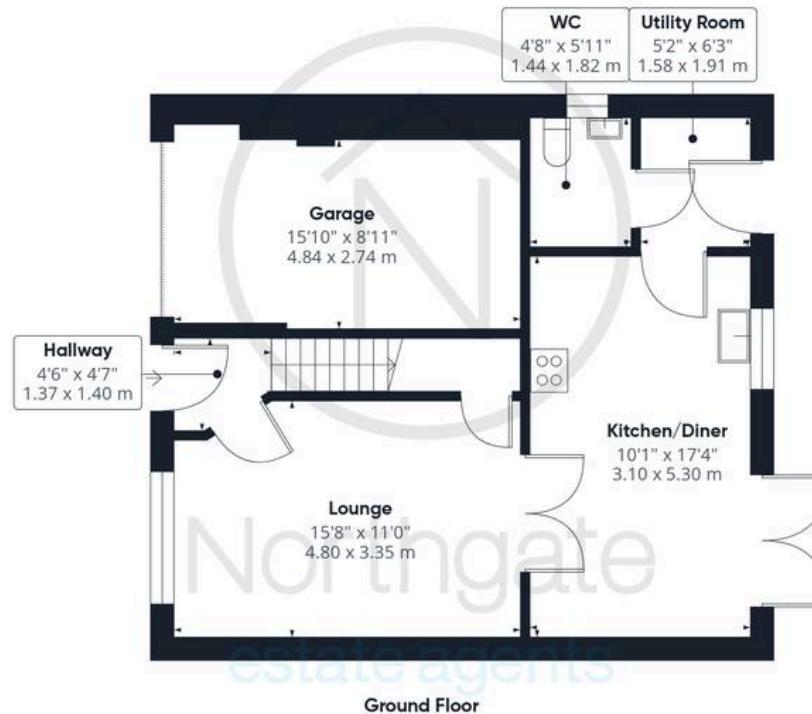
Driveway

1 Parking Space





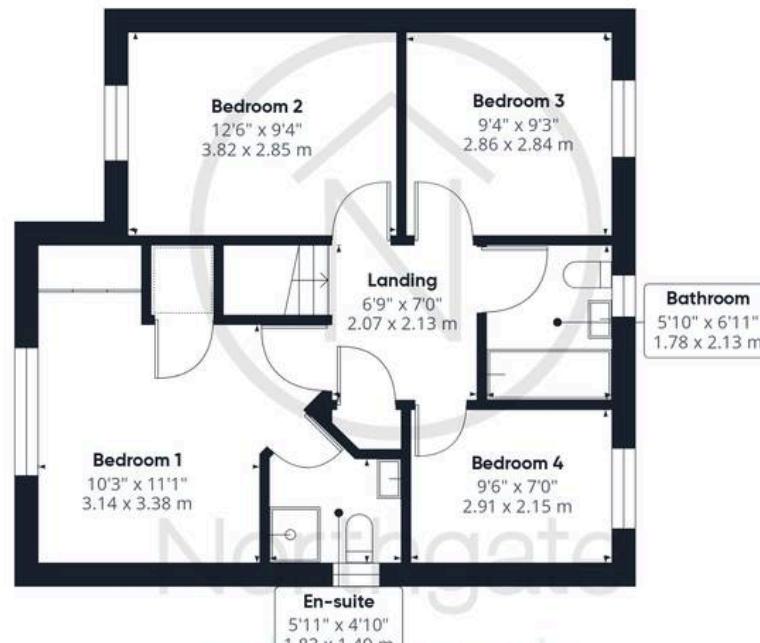




Approximate total area⁽¹⁾

1166 ft²

108.5 m²



(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.





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