



Wakenshaw Drive, Newton Aycliffe
Newton Aycliffe



Offers In Excess of £240,000



15 Wakenshaw Drive

Newton Aycliffe, Newton Aycliffe

We are delighted to offer for sale this superbly appointed modern five-bedroom detached property, offering spacious and well-planned accommodation ideal for family living.

The impressive accommodation briefly comprises an entrance hall, cloakroom/WC, elegant living room, and a fitted open-plan kitchen and dining room complete with French doors leading to the rear garden, creating a bright and sociable space for everyday living and entertaining.

To the first floor there are four bedrooms, one of which benefits from an en-suite, together with three further well-proportioned bedrooms and a family bathroom/WC.

The second floor hosts the principal bedroom, featuring its own en-suite shower room/WC, providing a private and versatile space ideal for a master suite, guests, or older children.

Externally, The property benefits from a fully block-paved driveway to the front and drive, providing ample off-street parking and access to the garage. To the rear, the property boasts a beautifully landscaped garden designed for both relaxation and entertaining. A generous paved patio area provides the perfect space for outdoor dining and social gatherings, while the central lawn offers an attractive and low-maintenance green space ideal for families.

Pleasantly positioned and located within easy access of a range of recreational facilities such as Newton Aycliffe Leisure Centre, Woodham Golf Club, as well as supermarkets, schools, and popular retail stores. The property is also conveniently situated approximately three miles from the A1(M), providing excellent commuter links both north and south.



Hallway

5'8" × 6'8" (1.74 × 2.04 m)

Lounge

13'10" × 12'10" (4.23 × 3.93 m)

Kitchen/Diner

11'9" × 17'8" (3.58 × 5.41 m)

WC

4'7" × 4'5" (1.40 × 1.37 m)

Garage

18'3" × 9'0" (5.57 × 2.76 m)

Bedroom 2

10'4" × 10'10" (3.17 × 3.30 m)

En-suite

5'4" × 5'10" (1.63 × 1.80 m)

Bedroom 3

8'6" × 11'6" (2.59 × 3.51 m)

Bedroom 4

8'7" × 8'3" (2.62 × 2.54 m)



Landing

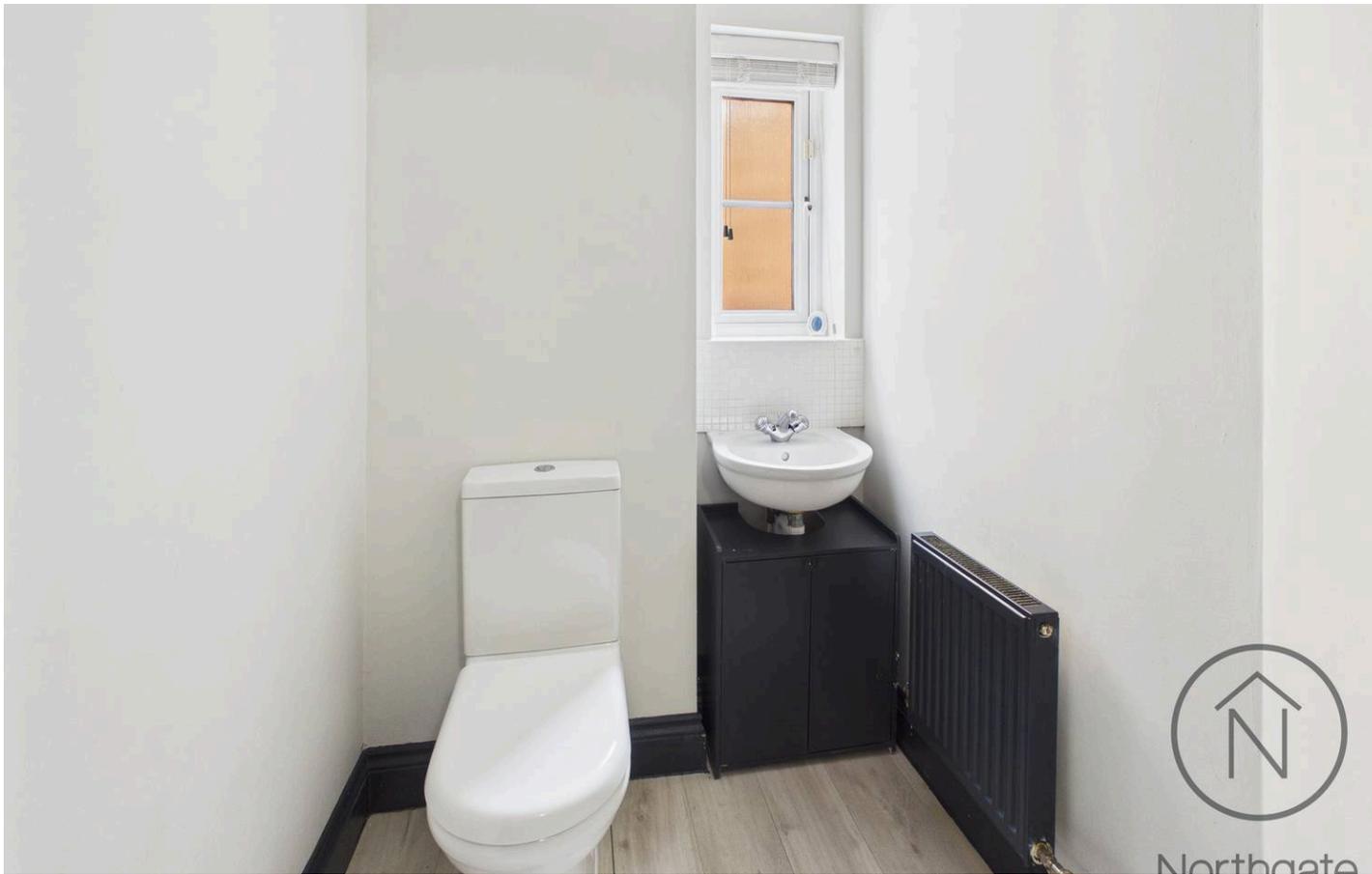
3'6" × 2'10" (1.07 × 0.88 m)

Bedroom 1

15'6" × 9'5" (4.75 × 2.87 m)

En-suite

5'7" × 8'2" (1.72 × 2.51 m)



FRONT GARDEN

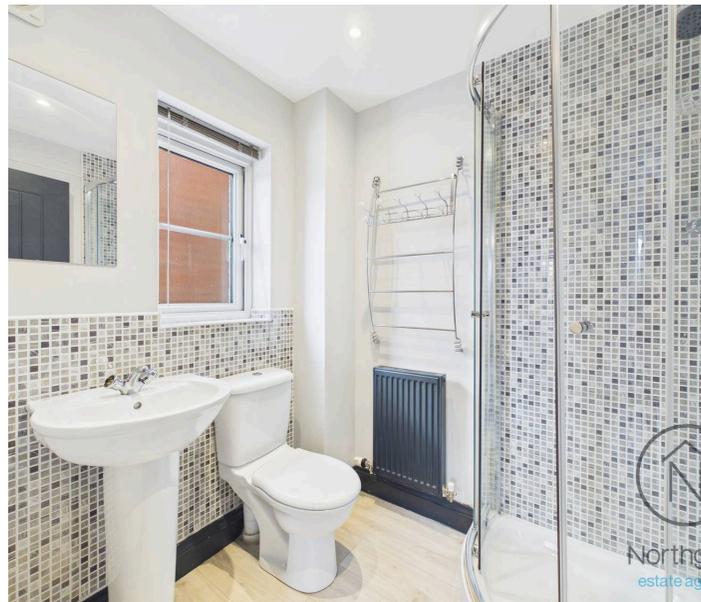
REAR GARDEN

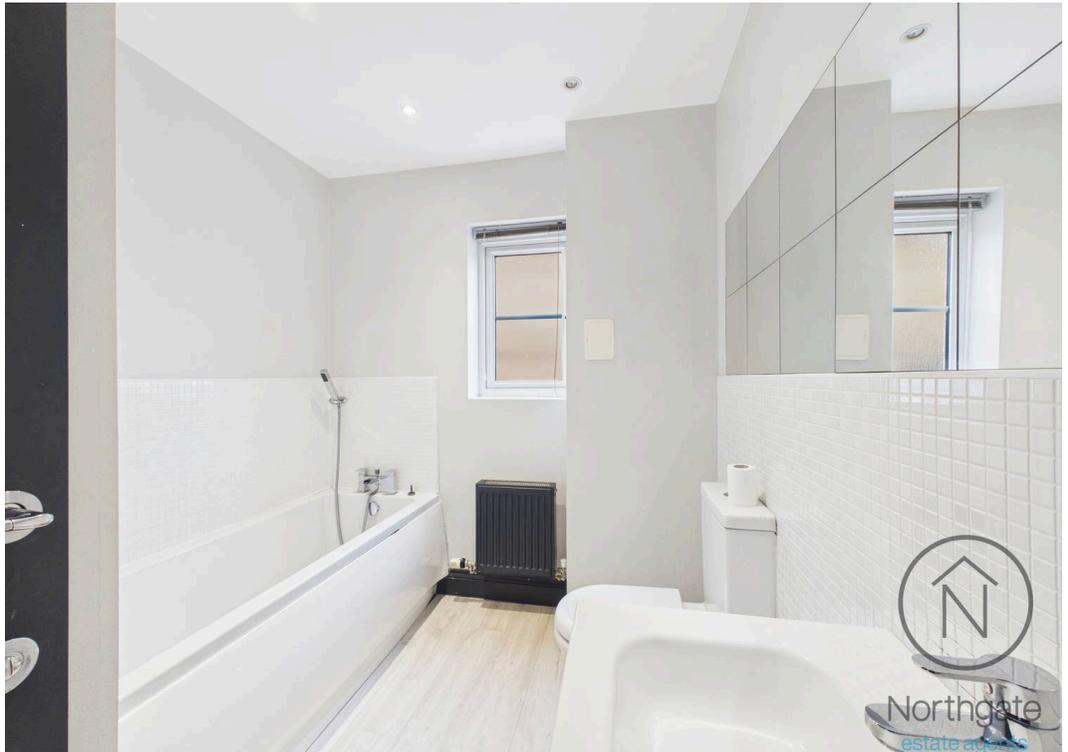
GARAGE

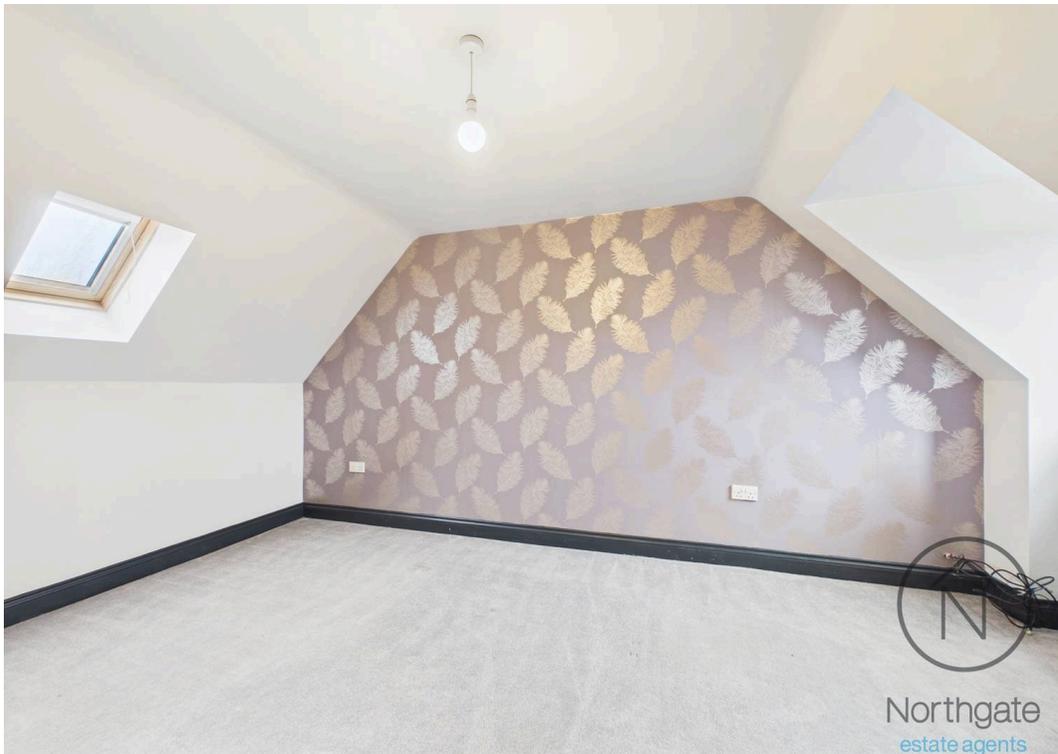
Single Garage

DRIVEWAY

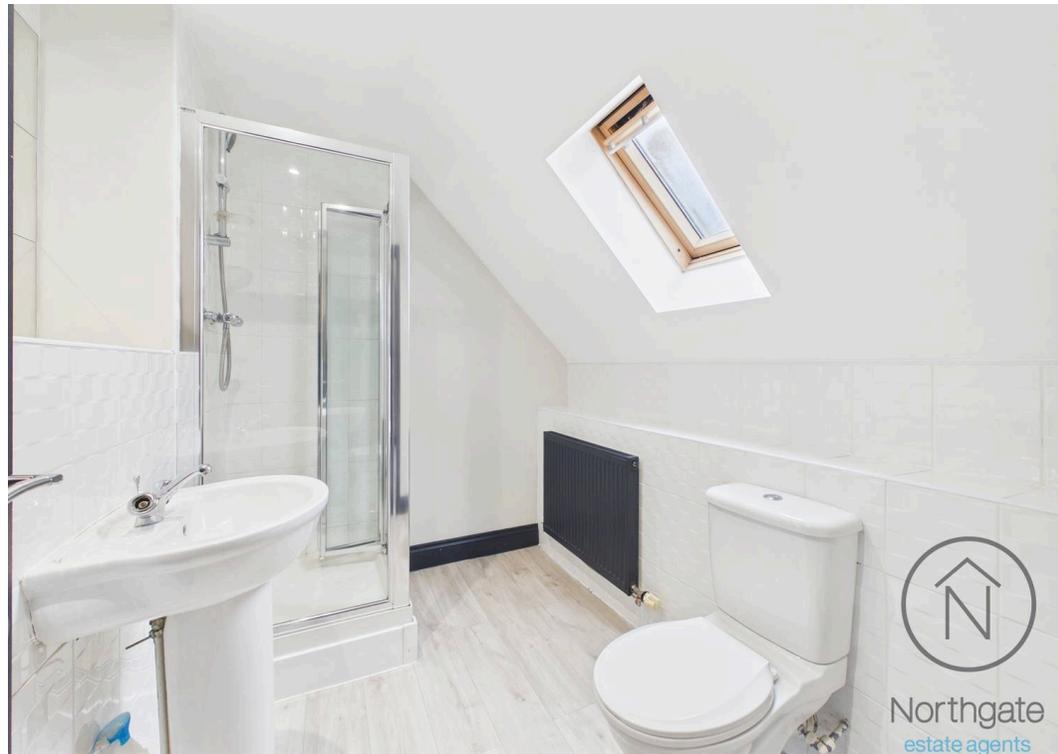
2 Parking Spaces







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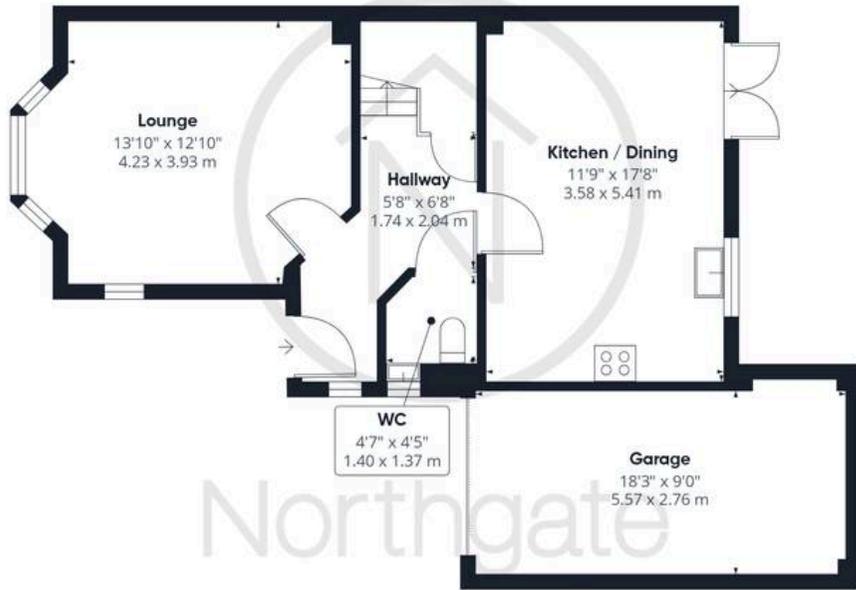
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Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
1384 ft ²
128.6 m ²
Reduced headroom
16 ft ²
1.5 m ²

(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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