



Cheltenham Way, Newton Aycliffe

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Offers In Excess of £210,000



Cheltenham Way

Newton Aycliffe, Newton Aycliffe

Offers invited between £210,000 - £220,000

Beautifully Presented Three-Bedroom Home – Modern Throughout

This attractive and well-maintained three-bedroom home is presented in excellent condition throughout, offering modern, stylish living ideal for families, first-time buyers, or those looking to upsize.

Upon entering, you are welcomed by a bright hallway leading to a contemporary fitted kitchen, finished to a high standard with a range of modern units and workspace. To the rear, the spacious lounge/diner provides a fantastic open-plan living and entertaining space, with plenty of natural light and direct access into the conservatory, creating a seamless flow for everyday living.

The conservatory offers a versatile additional reception area, perfect as a second sitting room, dining space, or home office, overlooking the rear garden.

Upstairs, the property boasts three well-proportioned bedrooms, including a generous principal bedroom with the added benefit of a modern en-suite. A further double bedroom and a third bedroom—ideal as a nursery, guest room, or office—are served by a stylish family bathroom.



Externally, the property continues to impress with a landscaped rear garden providing a pleasant outdoor space for relaxation or entertaining. To the front, there is a well-kept garden and a block-paved driveway offering off-street parking, along with access to the garage.

Please note: Some images have been digitally enhanced for marketing purposes.

Council Tax band: C

Tenure: Freehold

- Beautiful Three Bedroom Detached
- Spacious Lounge/Diner with Conservatory
- Three well-proportioned bedrooms with en-suite to principal
- Landscaped rear garden
- Driveway parking and garage
- Energy Performance Certificate : D

Front Garden

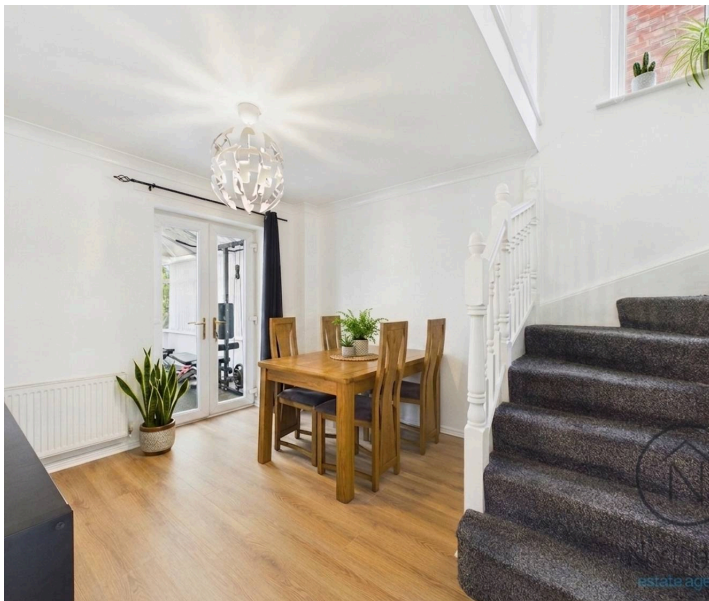
Rear Garden

Garage

Single Garage

Driveway

1 Parking Space





Hallway

13'11" × 3'1" (4.26 × 0.95 m)

Kitchen

11'9" × 8'0" (3.59 × 2.46 m)

Lounge/Diner

13'2" × 20'2" (4.03 × 6.16 m)

Conservatory

12'1" × 8'0" (3.69 × 2.44 m)

WC

2'8" × 6'7" (0.82 × 2.03 m)

Landing

11'11" × 2'9" (3.64 × 0.86 m)

Bedroom 1

11'0" × 11'1" (3.36 × 3.40 m)

En-suite

4'8" × 8'6" (1.42 × 2.61 m)

Bedroom 2

9'4" × 11'1" (2.86 × 3.40 m)

Bedroom 3

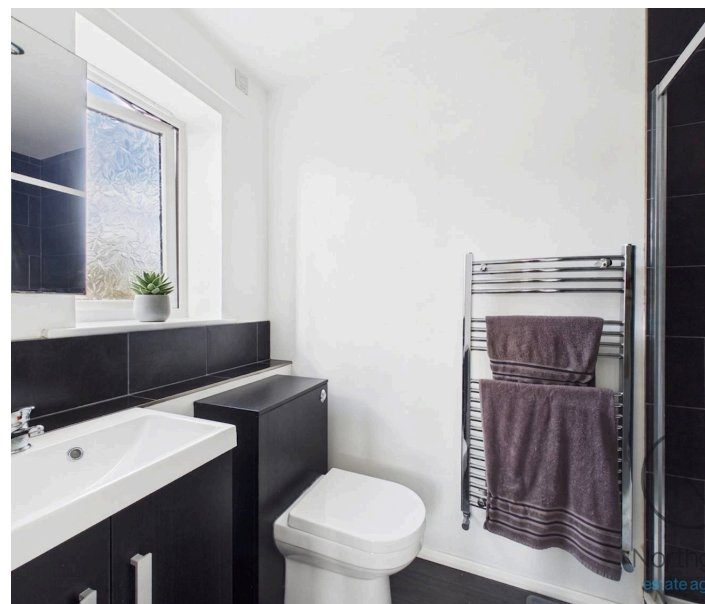
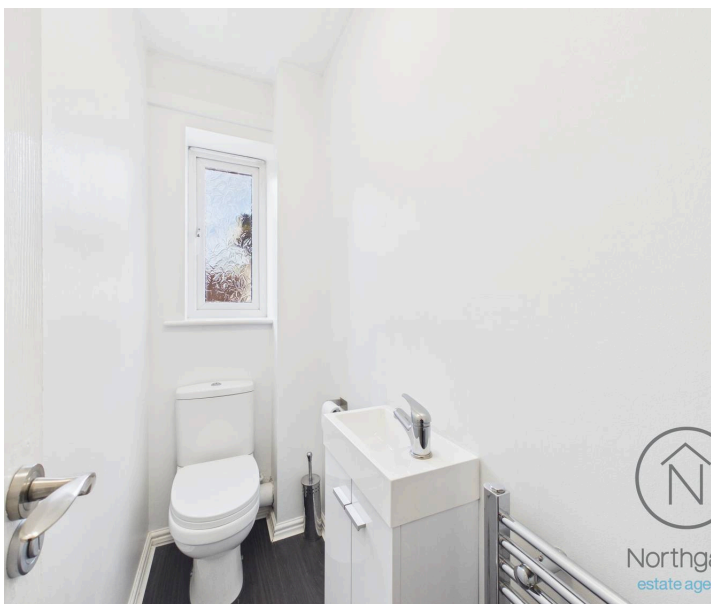
7'10" × 8'8" (2.39 × 2.65 m)

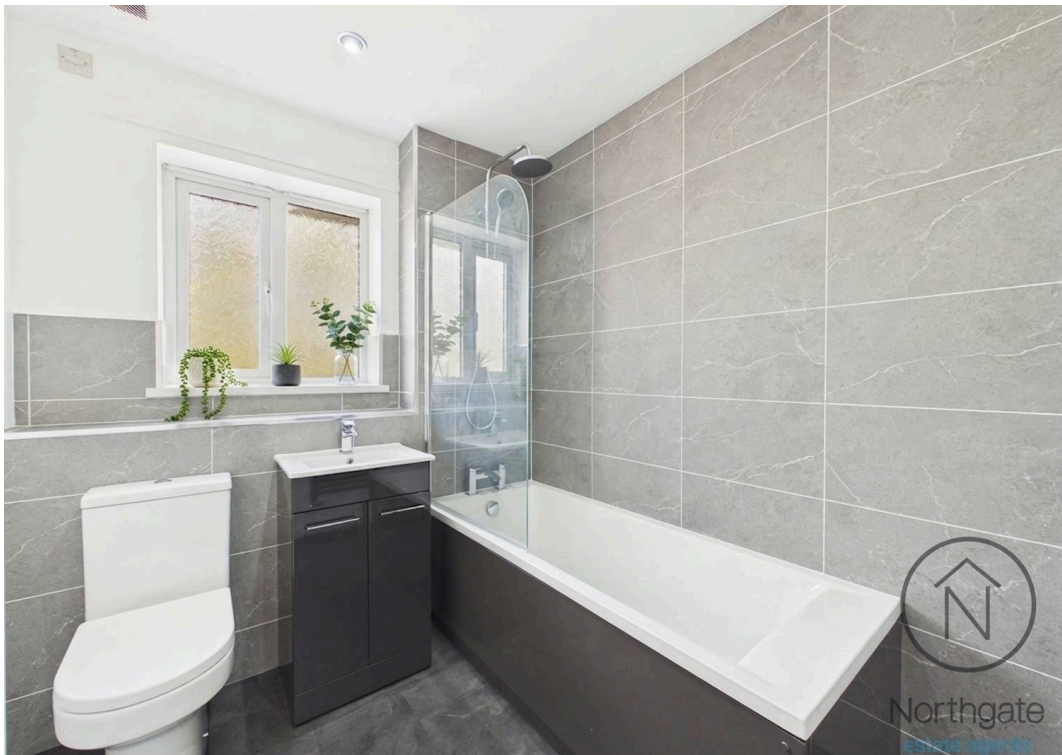
Bathroom

7'8" × 6'7" (2.35 × 2.02 m)

Garage

16'6" × 7'9" (5.05 × 2.38 m)

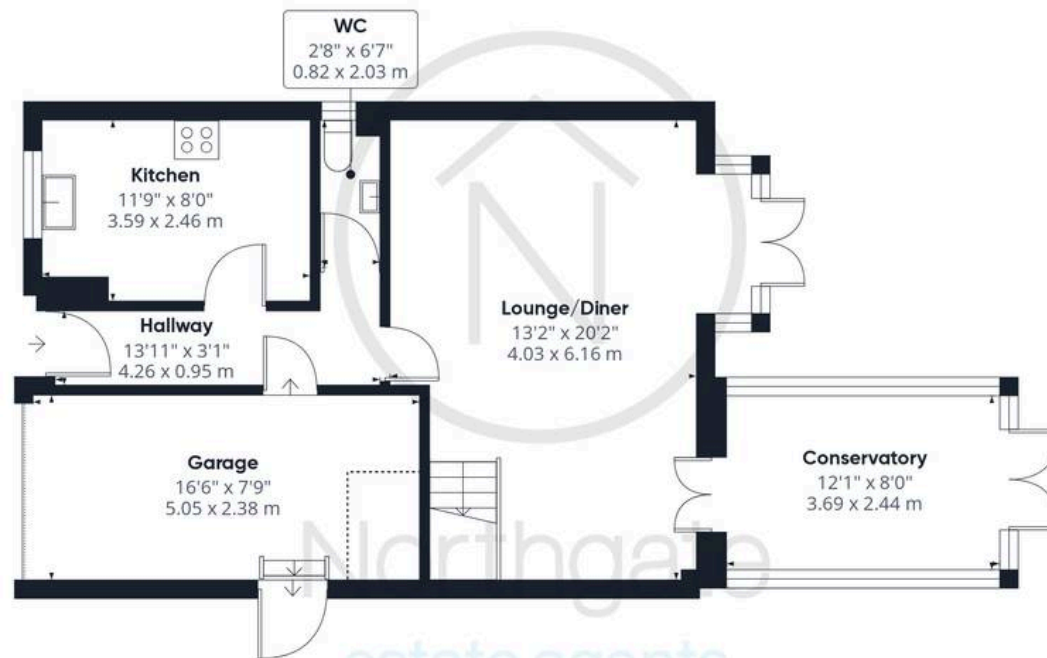








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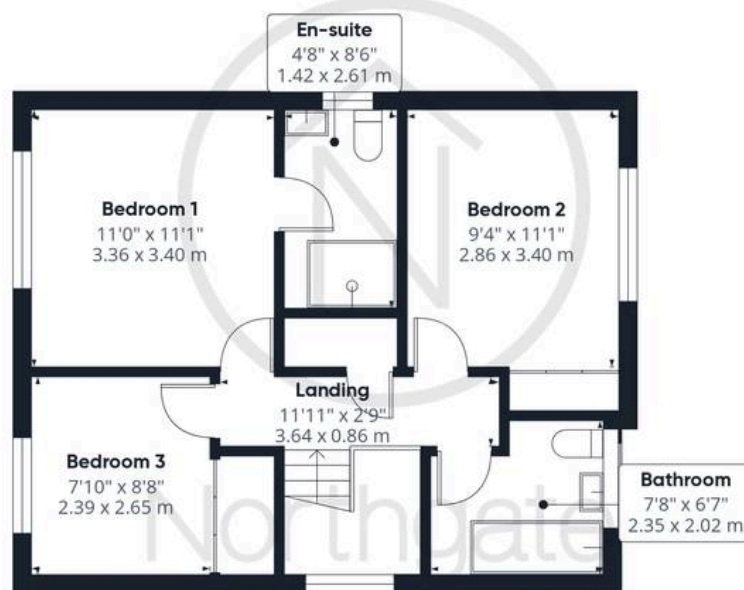
Ground Floor

Approximate total area⁽¹⁾

1126 ft²
104.4 m²

Reduced headroom

12 ft²
1.2 m²



Floor 1

(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.

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