



Alder Gardens, Newton Aycliffe
Newton Aycliffe



Offers in Region of £220,000



26 Alder Gardens

Newton Aycliffe

This attractive double-fronted, modern three-bedroom detached home occupies a desirable position tucked away on the edge of the estate, offering a greater sense of privacy while remaining conveniently located for local amenities and transport links. The property provides stylish and well-proportioned accommodation, ideally suited to families and professionals seeking contemporary living.

Upon entering, you are greeted by a welcoming entrance hallway, which provides access to a convenient downstairs WC and a spacious kitchen/dining room. Finished to a high standard and featuring integrated appliances, this versatile space is perfect for both everyday family life and entertaining guests. Patio doors allow an abundance of natural light to flow through the room while providing direct access to the rear garden. The generously sized living room offers a comfortable and relaxing space, ideal for unwinding at the end of the day.

To the first floor, there are three well-proportioned bedrooms, each offering ample space for furnishings and storage. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom fitted with stylish fixtures and fittings.

Externally, the property enjoys attractive frontage with a pathway leading to the entrance, complemented by lawned areas and established shrubs. The enclosed rear garden is predominantly laid to lawn and benefits from gated access to the driveway and detached single garage. The driveway provides off-street parking, while the garage offers additional storage and secure parking.

Boasting an excellent EPC rating of B, the property



Hallway

8' 0" x 5' 1" (2.45m x 1.55m)

Wc

4' 9" x 3' 5" (1.46m x 1.04m)

Kitchen/Diner

14' 7" x 10' 4" (4.45m x 3.16m)

Lounge

14' 9" x 11' 7" (4.50m x 3.53m)

Garage

17' 1" x 9' 1" (5.21m x 2.78m)

Landing

8' 11" x 4' 4" (2.71m x 1.31m)

Bathroom

7' 6" x 5' 3" (2.29m x 1.60m)

Bedroom 1

10' 6" x 9' 3" (3.19m x 2.82m)

En-suite

8'6" x 4'11" (2.61 x 1.51m)

Bedroom 2

11' 7" x 8' 2" (3.54m x 2.49m)

Bedroom 3

8' 5" x 6' 4" (2.56m x 1.94m)





FRONT GARDEN

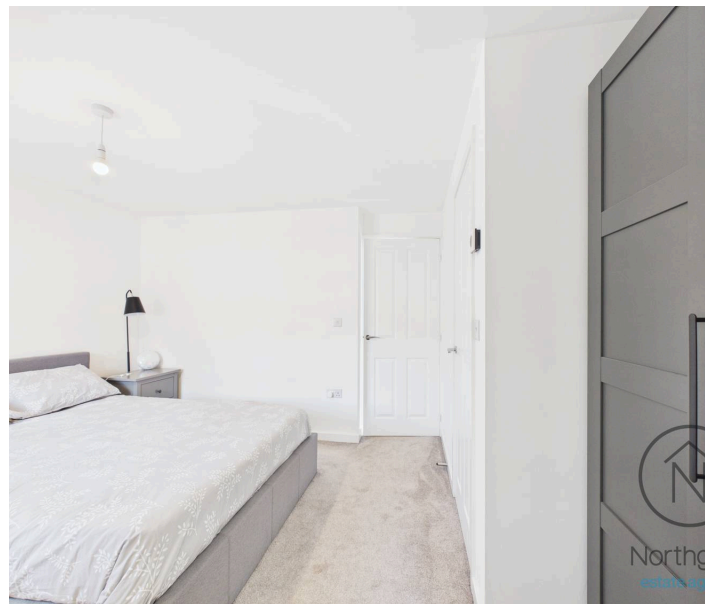
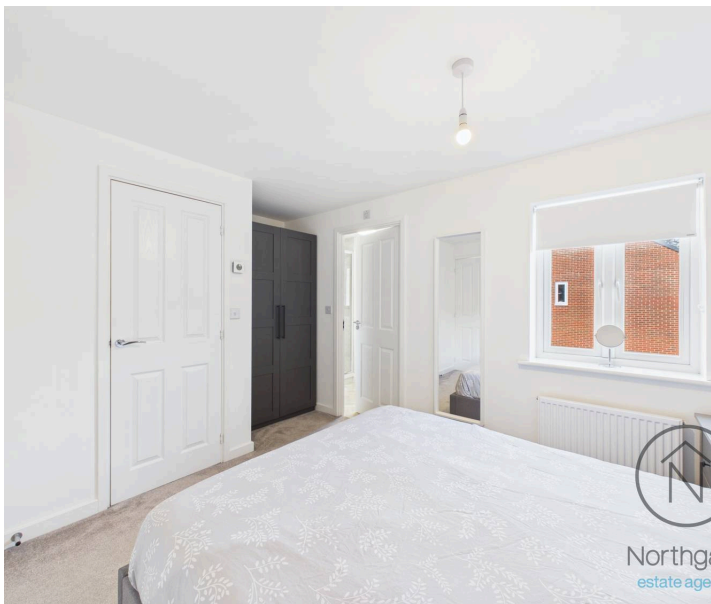
REAR GARDEN

GARAGE

Single Garage

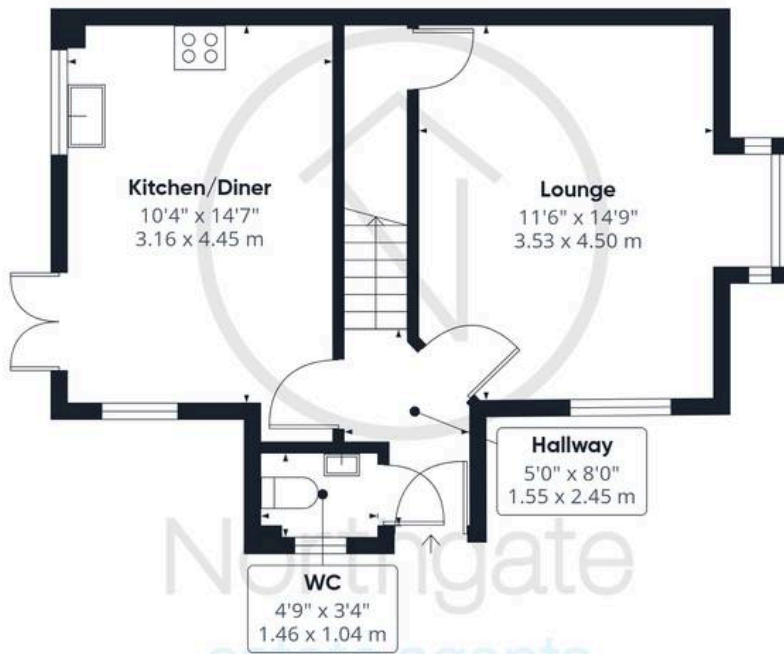
DRIVEWAY

1 Parking Space

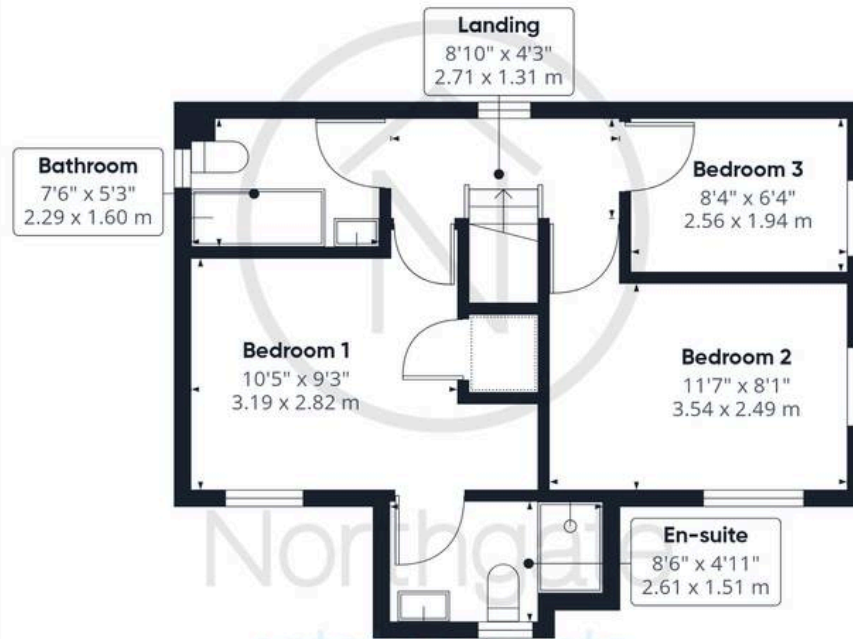




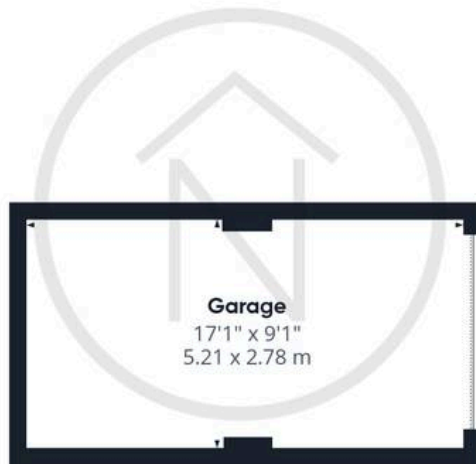




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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Approximate total area⁽¹⁾

956 ft²

88.8 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.

GIRAFFE360



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