



Colwell Court, Newton Aycliffe
Newton Aycliffe



Offers in Region of £370,000



Colwell Court

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- Beautiful Extended 4 Bedroom Detached
- Open plan living and dining area
- Family Room with Bi-fold doors for indoor-outdoor living / Exposed Beams & Vaulted Ceiling
- Modern kitchen with island and breakfast bar & Integrated Appliances
- Downstairs WC | Modern Family Bathroom | En-suite
- Double garage / Ample Parking
- Home bar and dedicated entertainment area | Landscaped Gardens
- Energy Performance Certificate: TBC

Presenting a stunning four-bedroom, three-bathroom detached family home that perfectly combines contemporary style with everyday practicality, making it an exceptional choice for modern family living.

The property benefits from a well-maintained front garden, a spacious double garage, and ample off-road parking. Upon entering, you are welcomed into a bright and spacious hallway leading through to the impressive open-plan living and dining area, flooded with natural light and featuring a charming log-burning stove together with French doors opening onto the beautifully landscaped rear garden, creating the perfect space for both relaxing and entertaining.

At the heart of the home is the stylish contemporary kitchen/breakfast room, complete with sleek dark blue cabinetry, integrated appliances, quartz worktops, a central island with breakfast bar seating, and elegant herringbone flooring.

A standout feature of the property is the separate family room, boasting exposed wooden beams, a vaulted ceiling, and bi-fold doors overlooking the garden, creating a superb additional reception space filled with natural light and character.

The first floor offers four well-proportioned bedrooms, all thoughtfully designed to provide comfortable and peaceful retreats. The principal bedroom benefits from a modern en-suite shower room, while the contemporary family bathroom serves the remaining bedrooms. The bathrooms are finished to a high standard with quality fixtures, heated towel rails, walk-in showers, and separate bath facilities.

Externally, the property continues to impress with its beautifully landscaped rear garden, featuring patio and decked seating areas ideal for al fresco dining and entertaining. To the rear of the garden is a superb garden room/bar, offering a versatile space perfect for relaxing, entertaining guests, or enjoying quiet evenings.

Finished to an exceptional standard throughout, with quality materials, stylish décor, and modern finishes, this outstanding detached home offers the perfect balance of elegance, comfort, and functionality.

Council Tax band: D

Tenure: Freehold









Hallway

6'2" x 10'6" (1.88 x 3.22m)

WC

6'8" x 3'1" (2.04m x 0.95m)

Breakfast/Kitchen

18'4" x 11'7" (5.61m x 3.54m)

Lounge/Dining Room

18'7" x 21'0" (5.68m x 6.42m)

Living Room

16'0" x 17'3" (4.88m x 5.27m) including recess

Landing

6'0" x 8'9" (1.84 x 2.68m)

Bedroom 1

8'8" x 9'2" (2.65m x 2.81m)

En-suite

6'3" x 4'8" (1.91m x 1.44m)

Bedroom 2

16'3" x 8'8" (4.96m x 2.66m)

Bedroom 3

10'1" x 9'7" (3.10m x 2.93m)

Bedroom 4

6'10" x 8'11" (2.09m x 2.74m)

Bathroom

11'0" x 6'8" (3.37m x 2.04m)

Garden Room

8'5" x 14'7" (2.57m x 4.47m)

Garage

17'11" x 18'2" (5.48m x 5.54m)





FRONT GARDEN

REAR GARDEN

DRIVEWAY

2 Parking Spaces

DOUBLE GARAGE

2 Parking Spaces







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Approximate total area⁽¹⁾

2016 ft²

187.4 m²

Reduced headroom

21 ft²

2 m²

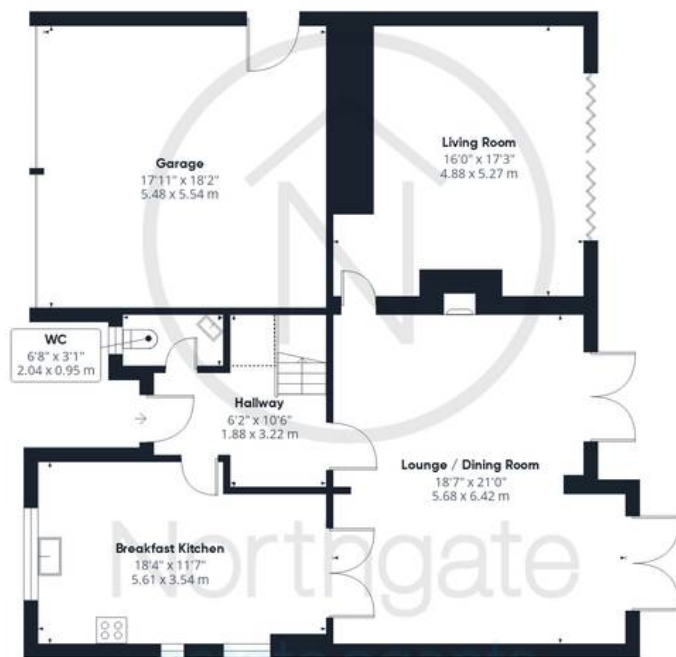
(1) Excluding balconies and terraces

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



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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