



Claxton Court, Newton Aycliffe

Newton Aycliffe



Offers in Region of £165,000



## Claxton Court

Newton Aycliffe

### **Well-Presented Three-Bedroom Semi-Detached Home with Conservatory, Garage and Attractive Gardens**

This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation throughout, making it an ideal choice for families, first-time buyers and professionals alike.

The ground floor briefly comprises a welcoming entrance hall, a generous lounge/diner providing excellent space for both everyday living and entertaining, a fitted kitchen, and a useful utility room. To the rear, a bright conservatory overlooks the garden and offers an additional reception area, with direct access to the patio creating an ideal space to relax and enjoy the outdoors.

To the first floor are three well-proportioned bedrooms and a spacious family bathroom, providing comfortable accommodation for a range of buyers.

Externally, the property enjoys a well-maintained front garden, a generous driveway providing ample off-road parking, and an attached garage. The enclosed rear garden is a particular feature of the home, offering a lawned area, paved patio perfect for outdoor dining and entertaining, and a garden shed providing useful additional storage.

Combining well-planned living space, attractive gardens and excellent parking facilities, this delightful home is ready to move into and is sure to appeal to a wide range of purchasers. Early viewing is highly recommended.

- Well-presented three-bedroom semi-detached home
- Spacious lounge/diner and bright conservatory
- Fitted kitchen with separate utility room



Council Tax band: B

Tenure: Freehold

**Porch**

5' 1" x 4' 4" (1.55m x 1.33m)

**Hallway**

10' 3" x 6' 1" (3.13m x 1.85m)

**Lounge / Dining Room**

**Kitchen**

13' 3" x 8' 1" (4.03m x 2.46m)

**Utility Room**

10' 3" x 7' 1" (3.12m x 2.17m)

**Sunroom**

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

**Garage**

17' 5" x 7' 9" (5.31m x 2.37m)

**Landing**

10' 1" x 6' 3" (3.08m x 1.91m)

**Bedroom 1**

11' 7" x 10' 0" (3.54m x 3.06m)

**Bedroom 2**

10' 7" x 10' 0" (3.23m x 3.04m)

**Bedroom 3**

8' 8" x 7' 11" (2.64m x 2.42m)

**Bathroom**

8' 0" x 5' 7" (2.43m x 1.69m)





FRONT GARDEN

REAR GARDEN

GARAGE

Single Garage

DRIVEWAY

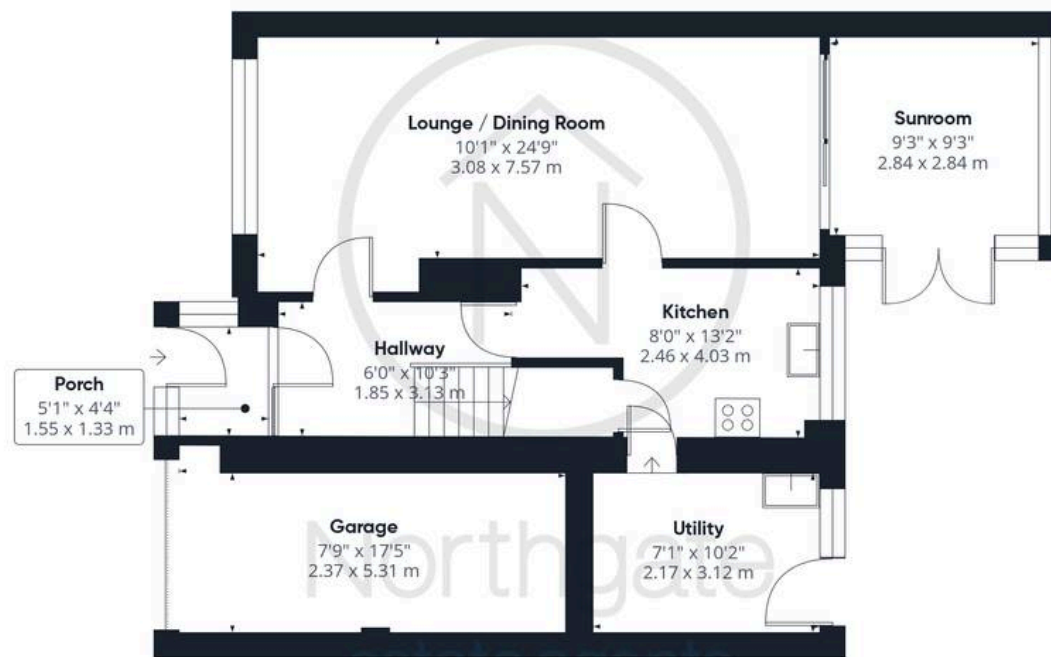
2 Parking Spaces







Northgate  
estate agents

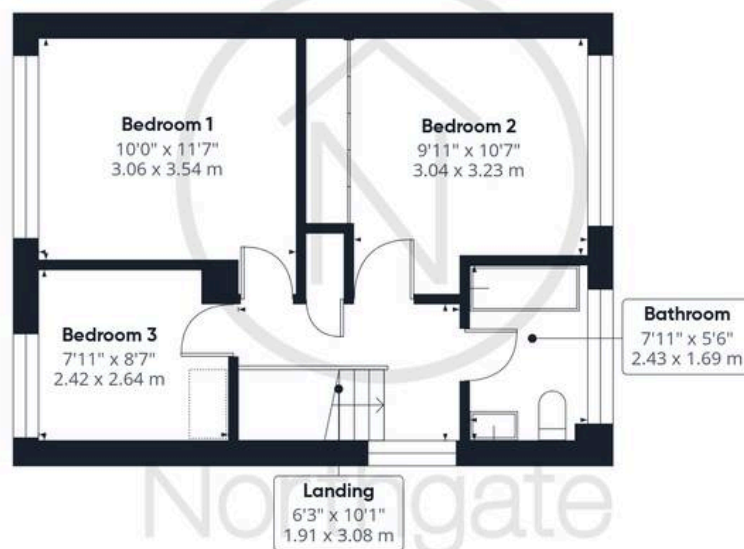


Ground Floor

Approximate total area<sup>(1)</sup>

1177 ft<sup>2</sup>

109.3 m<sup>2</sup>



Floor 1



(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



## Northgate - County Durham

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - DL5 4DH

01325 728333 • [info@northgates.net](mailto:info@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)



These particulars do not constitute, nor constitute part of, an offer or contract. No warranties are provided. Verify details through inspection. Northgate estate agents, nor any person in their employment has any authority to make or give any representation or warranty whatever in the relation to this property. All measurements are approximate.