



Watson Road, Newton Aycliffe
Newton Aycliffe



Offers In Excess of £230,000



Watson Road

Newton Aycliffe

- Stunning Four-bedroom semi-detached family home. *** No Onward Chain***
- Two reception rooms including a spacious conservatory
- Beautiful Modern kitchen with separate utility room & WC
- En-suite to Master Bedroom | 3 Bedrooms with Build in Wardrobes
- Single integral garage & Substantial sized rear garden with Garden Room
- Energy Performance Certificate: TBC

This impressive four-bedroom semi-detached home offers an exceptional blend of contemporary style, generous living space, and practical family accommodation, making it an ideal choice for modern family living. Sold with no onward chain, the property presents an excellent opportunity for a smooth and straightforward purchase.

The property is approached via a spacious block-paved driveway providing ample off-road parking and access to the integral garage. Upon entering, a welcoming entrance hallway benefits from a useful storage cupboard and a convenient ground floor WC, before leading through to two well-proportioned reception rooms, offering flexible spaces for both everyday living and entertaining. The lounge is beautifully presented with a bay window, stylish wall panelling, and contemporary décor, while the second reception room provides the perfect setting for family dining.

The heart of the home is the stunning open-plan kitchen, fitted with a range of modern blue/grey wall and base units, integrated appliances, generous quartz worktop space, and a central island with breakfast seating. The kitchen flows effortlessly into the bright conservatory, with its glass roof and French doors opening onto the rear garden, creating a fantastic space for relaxing and entertaining throughout the year.

Further enhancing the ground floor is a useful utility room with additional storage and appliance space.

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To the first floor, a galleried landing creates an attractive sense of space and leads to four well-proportioned bedrooms. The spacious principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. Two further double bedrooms also feature built-in wardrobes, while the fourth bedroom is currently utilised as a home office, offering excellent flexibility for modern lifestyles. The contemporary family bathroom is beautifully appointed and features a tiled inset bath, a separate walk-in shower, twin vanity wash basins with built-in storage, and a WC, creating a luxurious and practical space for everyday family living.

Externally, the property continues to impress. To the front, a well-maintained lawn sits alongside a generous block-paved driveway, providing ample off-road parking and leading to the integral garage. The private, landscaped rear garden provides a wonderful outdoor space, featuring a manicured lawn, attractive planted borders, and a spacious patio, ideal for outdoor dining and entertaining. A standout feature is the detached garden room, thoughtfully converted into a stylish garden bar, perfect for hosting family and friends. In addition, there is a second detached shed providing excellent storage space. Both outbuildings benefit from power and lighting, enhancing their versatility. Gated side access leads conveniently to the front of the property.

Combining spacious accommodation, high-quality finishes, versatile living space, and superb outdoor entertaining areas, this outstanding home is perfectly suited to growing families. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

Council Tax band: C

Tenure: Freehold









Porch

4'4" × 6'2" (1.33 × 1.89 m)

Hallway

10'7" × 7'4" (3.24 × 2.25 m)

WC

3'4" × 3'3" (1.04 × 1.00 m)

Lounge

13'6" × 12'7" (4.14 × 3.85 m)

Dining Room

10'9" × 12'7" (3.28 × 3.85 m)

Kitchen

11'3" × 17'1" (3.44 × 5.23 m)

Conservatory

7'6" × 20'11" (2.30 × 6.39 m)

Laundry Room

11'3" × 5'1" (3.45 × 1.57 m)

Landing

9'8" × 14'2" (2.95 × 4.33 m)



Bedroom 1

12'3" × 9'3" (3.73 × 2.84 m)

En-suite

4'1" × 8'0" (1.25 × 2.45 m)

Bedroom 2

11'2" × 10'3" (3.41 × 3.13 m)

Bedroom 3

8'11" × 12'8" (2.72 × 3.87 m)

Bedroom 4

5'3" × 11'7" (1.62 × 3.55 m)

Bathroom

12'0" × 9'7" (3.67 × 2.94 m)





FRONT GARDEN

REAR GARDEN

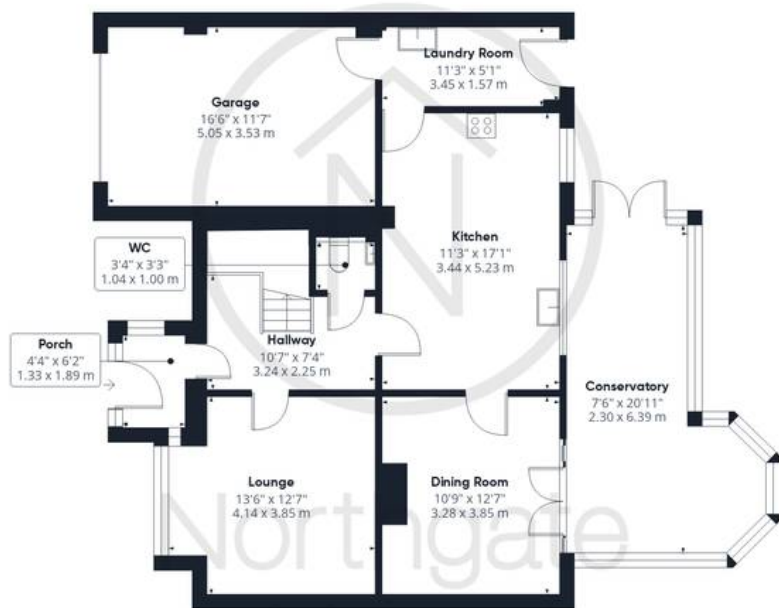
DRIVEWAY

2 Parking Spaces









Ground Floor Building 1



Floor 1 Building 1

Garden Room
11'9" x 7'10"
3.59 x 2.39 m

Ground Floor Building 2

Approximate total area⁽¹⁾

1862 ft²

172.8 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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