



The Green, Aycliffe

Newton Aycliffe



Offers Invited Between £290,000 And £300,000



31 The Green

Aycliffe, Newton Aycliffe

Situated in the heart of the highly desirable **Aycliffe Village**, overlooking the picturesque village green, this beautifully presented three-bedroom cottage combines period charm with stylish modern living in one of County Durham's most sought-after village settings.

The accommodation has been thoughtfully updated throughout and briefly comprises a welcoming entrance hall, a bright and spacious lounge filled with natural light, and a contemporary open-plan kitchen/dining room fitted with a range of modern units, generous worktop space and ample storage, creating the perfect environment for both everyday family life and entertaining.

To the first floor are three well-proportioned bedrooms, all beautifully presented, together with a modern family bathroom finished to a high standard.

Externally, the property enjoys a private enclosed rear garden, providing an ideal space for relaxing, outdoor dining or entertaining during the warmer months. Double gates to the garage providing off-street parking, a valuable feature within the village.



Aycliffe Village is renowned for its welcoming community atmosphere, attractive green, traditional public houses and excellent transport links, offering the perfect balance of peaceful village living whilst remaining within easy reach of nearby towns and major road networks.

Beautifully maintained throughout and ready to move straight into, this is a wonderful opportunity to acquire a characterful home in an enviable village location. Early viewing is highly recommended.

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion



- Beautiful 3 Bedroom Cottage Located in Aycliffe Village
- 3 Spacious Bedrooms
- Sought After Location - Facing The Green
- Modern Fitted Bathroom
- Spacious Lounge, Modern Fitted Kitchen/Diner
- Energy Performance Certificate: D
- Council Tax Band: B



Entrance Hall

18'0" x 3'1" (5.49m x 0.95m)

Lounge

14'3" x 10'10" (4.36m x 3.31m)

Kitchen/Diner

13'10" x 14'3" (4.24m x 4.35m)

Landing

10'0" x 14'11" (3.07m x 4.55m)

Bedroom 1

15'2" x 14'4" (4.62m x 4.39m)

Bedroom 2

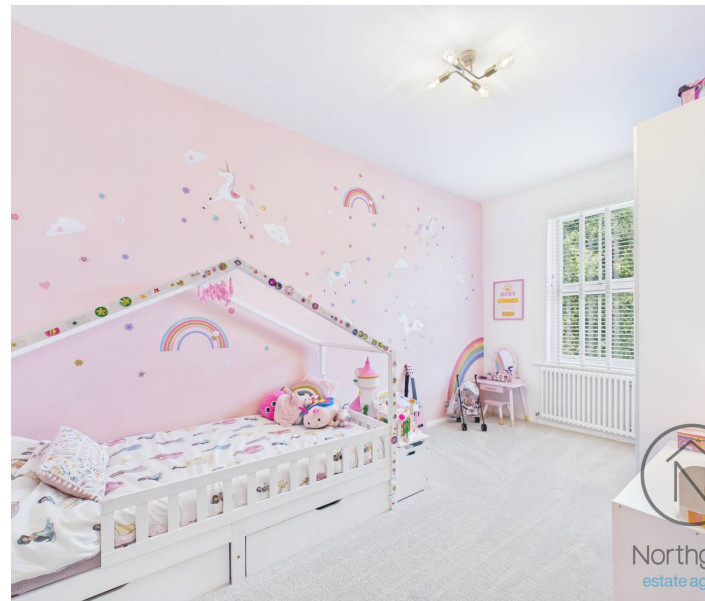
14'9" x 8'7" (4.52m x 2.63m)

Bedroom 3

11'4" x 8'9" (3.46m x 2.67m)

Family Bathroom

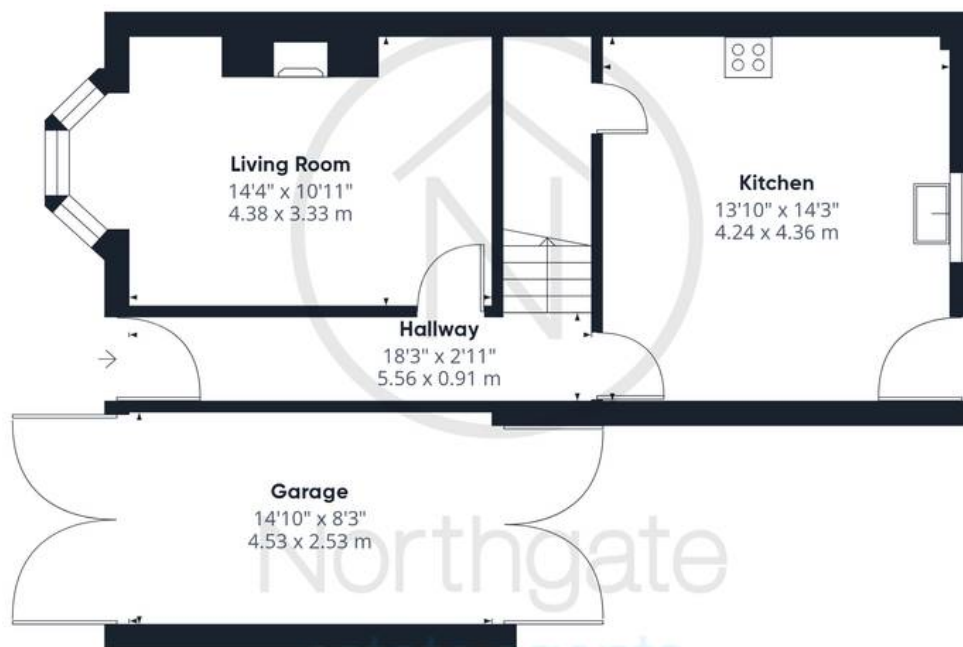
11'4" x 5'2" (3.46m x 1.58m)







Northgate
estate agents



Ground Floor

Approximate total area⁽¹⁾

1166 ft²

108.4 m²



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

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