



Westmorland Way, Newton Aycliffe
Newton Aycliffe



Offers In Excess of £290,000



Westmorland Way

Newton Aycliffe

This immaculately presented detached family home offers an outstanding combination of space, style and versatility, providing generous, flexible accommodation that has been meticulously maintained and beautifully presented throughout.

Beautifully filled with natural light, the property features four well-proportioned bedrooms, with bedroom three accessed via bedroom four. Three of the spacious bedrooms benefit from built-in wardrobes, providing excellent storage, while bedroom four is currently arranged as a luxurious dressing room and home office. This adaptable space could equally serve as a nursery, hobby room or additional study, making it ideal for modern family living.

There are two well-appointed bathrooms, including a contemporary family bathroom fitted with a bath and shower over, alongside a convenient ground floor shower room complete with a walk-in shower and WC.

The spacious ground floor begins with a bright and welcoming lounge, creating a warm and inviting atmosphere. This seamlessly leads into the delightful sun room, where French doors open onto the beautifully landscaped rear garden, allowing natural light to flood the living space and creating an excellent setting for both everyday living and entertaining.

At the heart of the home is the impressive open-plan kitchen/diner, fitted with an excellent range of quality wall and base units, integrated appliances, a double oven and a gas hob. Offering ample space for both dining and entertaining, this sociable family area is complemented by a separate utility room, providing additional storage and workspace.

Externally, the property is equally impressive. The beautifully landscaped rear garden has been thoughtfully designed to include a generous lawn, mature well-stocked borders, an attractive decked seating area and a charming water feature, creating a peaceful outdoor retreat to enjoy throughout the seasons. To the front, the home offers excellent kerb appeal, with a spacious driveway providing ample off-road parking and access to a detached double garage with power and lighting.

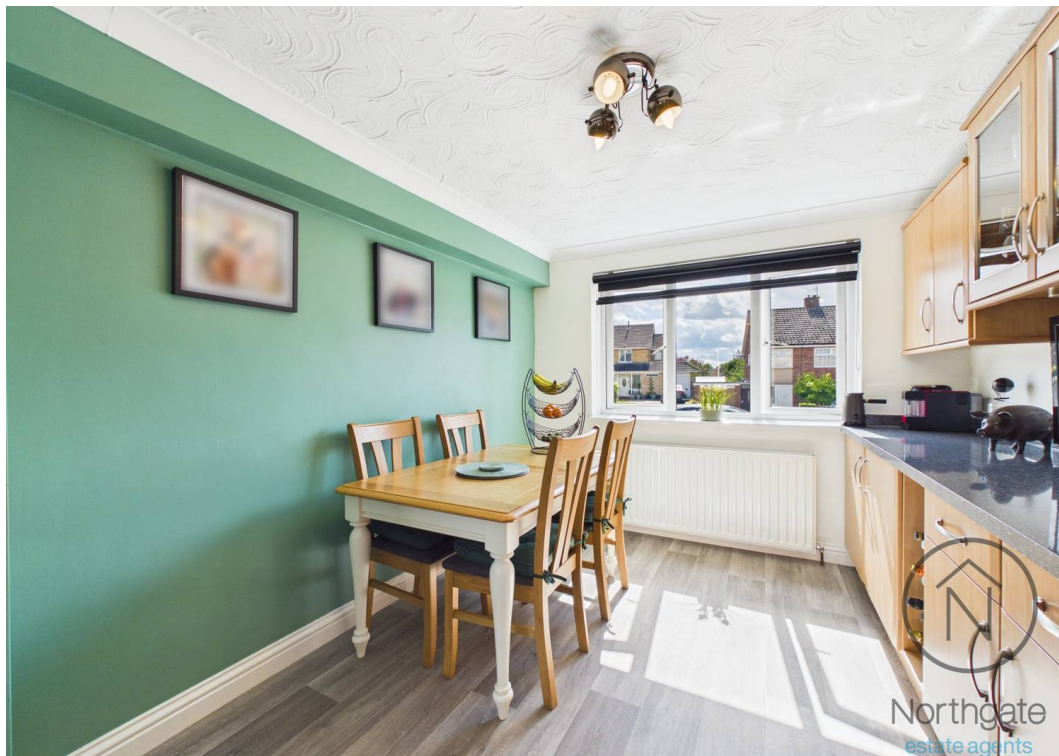
Ideally situated close to a range of local amenities, reputable schools and everyday shopping facilities, the property is perfectly placed for convenient family living. Further benefits include gas central heating, double glazing, quality flooring and tasteful décor throughout. Offering spacious and adaptable accommodation, exceptional outdoor space and an impeccable standard of presentation, this outstanding family home is certain to appeal to a wide range of discerning buyers. Early viewing is highly recommended to fully appreciate everything this superb property has to offer.

Council Tax band: D

Tenure: Freehold









Porch

7'1" x 3'0" (2.18 x 0.92m)

Hallway

6'6" x 14'2" (2.01 x 4.34 m)

Lounge

13'2" x 22'0" (4.03 x 6.71 m)

Sunroom

12'9" x 6'0" (3.90 x 1.84m)

Kitchen / diner

9'6" x 22'2" (2.90 x 6.76 m)

Utility Room

5'3" x 6'1" (1.62 x 1.86 m)

WC / Shower room

4'9" x 9'4" (1.46 x 2.85 m)

Landing

8'4" x 3'7" (2.55 x 1.11 m)

Bedroom 1

14'3" x 9'8" (4.36 x 2.95 m)

Bedroom 2

11'5" x 9'9" (3.48 x 2.99 m)

Bedroom 3

9'4" x 12'4" (2.87 x 3.76 m)

Bedroom 4 (Dressing Room/Study)

10'0" x 9'8" (3.06 x 2.95 m)

Bathroom

8'3" x 6'5" (2.53 x 1.97 m)

Garage

19'2" x 18'9" (5.86 x 5.73 m) with electrics





FRONT GARDEN

REAR GARDEN

The rear garden is not overlooked

Double garage

2 Parking Spaces

Driveway

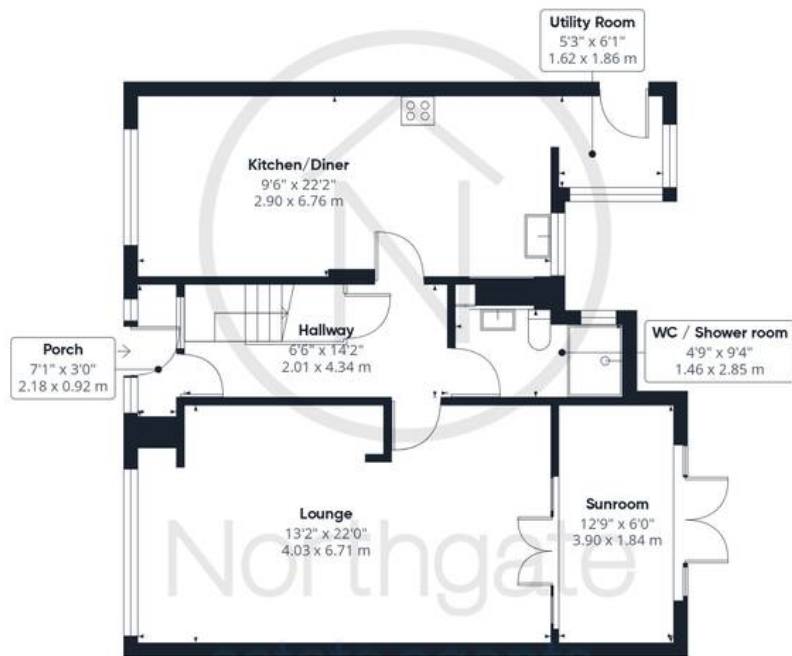
6 Parking Spaces

Driveway parking for up to 6 vehicles.

- Immaculately presented detached family home
- Spacious lounge with adjoining Sun Room with French doors to the Rear Garden
- Ground floor shower room/W.c. and modern family bathroom
- Spacious Bedrooms – Three Bedrooms with Fitted Wardrobes & Versatile Fourth Bedroom Accessed via Bedroom Three.
- Exceptional Outdoor Space – Substantial, Beautifully Landscaped Rear Garden, Not Overlooked, Detached Double Garage & Ample Off-Road Parking.
- Energy Performance Certificate: C







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Northgate
estate agents

Approximate total area⁽¹⁾

1702 ft²

158 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



Northgate - County Durham

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

01325 728333 • info@northgates.net • www.northgates.co.uk/



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