



Bluestone Close, Newton Aycliffe  
Newton Aycliffe



Offers In Excess of £150,000



## Bluestone Close

### Newton Aycliffe

A well-presented three-bedroom family home situated within the popular Cobblers Hall development. The property is entered via a welcoming hallway with access to a convenient ground floor WC.

The bright and spacious lounge features attractive solid wood flooring, a contemporary fireplace and French doors opening directly onto the private rear garden and decked patio, creating a pleasant connection between the indoor and outdoor living spaces.

The modern kitchen/diner benefits from integrated appliances, stylish cabinetry and a neutral finish, providing a practical and sociable space for everyday family living and entertaining.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from built-in mirrored wardrobes, providing excellent storage. Two modern bathrooms complete the accommodation, offering contemporary fixtures and fittings.

Externally, the property benefits from off-road parking to the front, while the private rear garden offers a generous decked area surrounded by mature greenery and climbing plants, creating a peaceful and secluded outdoor space. A useful storage shed and secure gated access further enhance the garden.



Situated within Cobblers Hall and close to local amenities, bus routes, Cobblers Hall Village and schools, this attractive three-bedroom family home offers comfortable accommodation, modern finishes and a convenient location, making it an ideal choice for families and professional buyers alike.

Council Tax band: B

Tenure: Freehold

- Three-bedroom family home in the popular Cobblers Hall development
- Bright lounge with solid wood flooring, contemporary fireplace and French doors to the garden
- Modern kitchen/diner with integrated appliances
- Rear garden with decked patio
- Off-road parking and convenient access to local amenities, bus routes, Cobblers Hall Village and schools
- Energy Performance Certificate: TBC

#### Hallway

6' 7" x 3' 8" (2.01m x 1.13m)

#### Lounge

14' 10" x 11' 6" (4.52m x 3.51m)

#### Kitchen / diner

13' 7" x 11' 7" (4.13m x 3.53m)

#### WC

4' 10" x 3' 5" (1.47m x 1.03m)

#### Bedroom 1

12' 10" x 9' 9" (3.91m x 2.97m)

#### Bedroom 2

9' 11" x 8' 5" (3.01m x 2.57m)

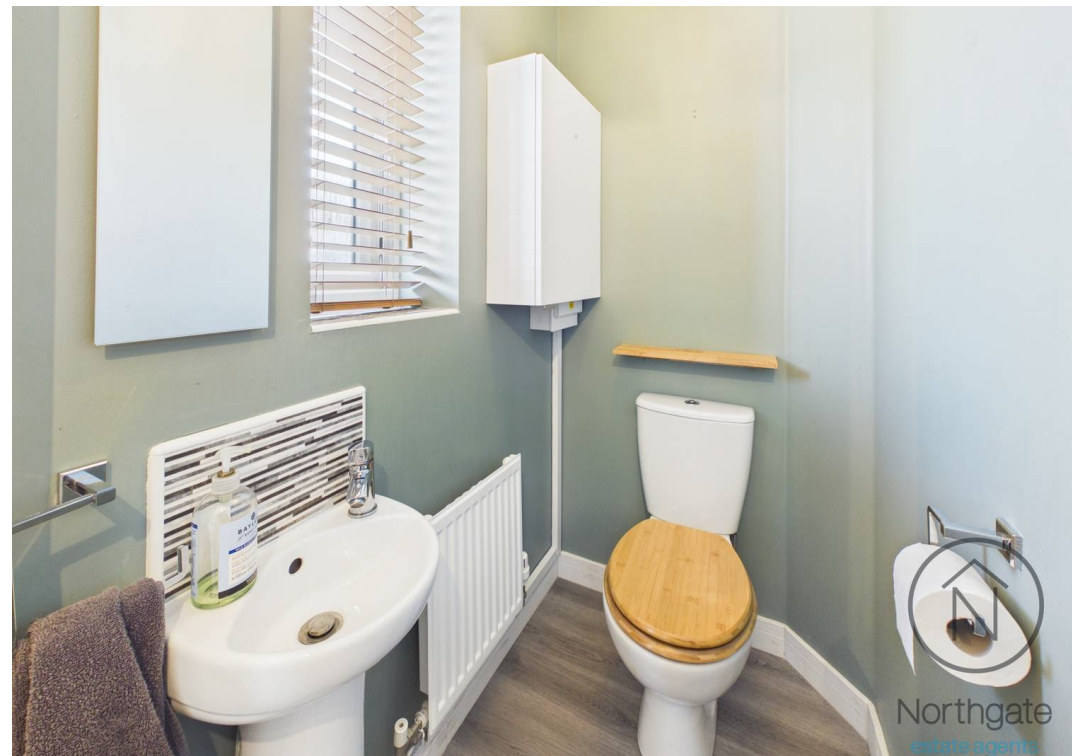
#### Bedroom 3

6' 9" x 6' 1" (2.06m x 1.85m)

#### Bathroom

8' 6" x 5' 7" (2.59m x 1.70m)









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

713 ft<sup>2</sup>

66.3 m<sup>2</sup>

**Balconies and terraces**

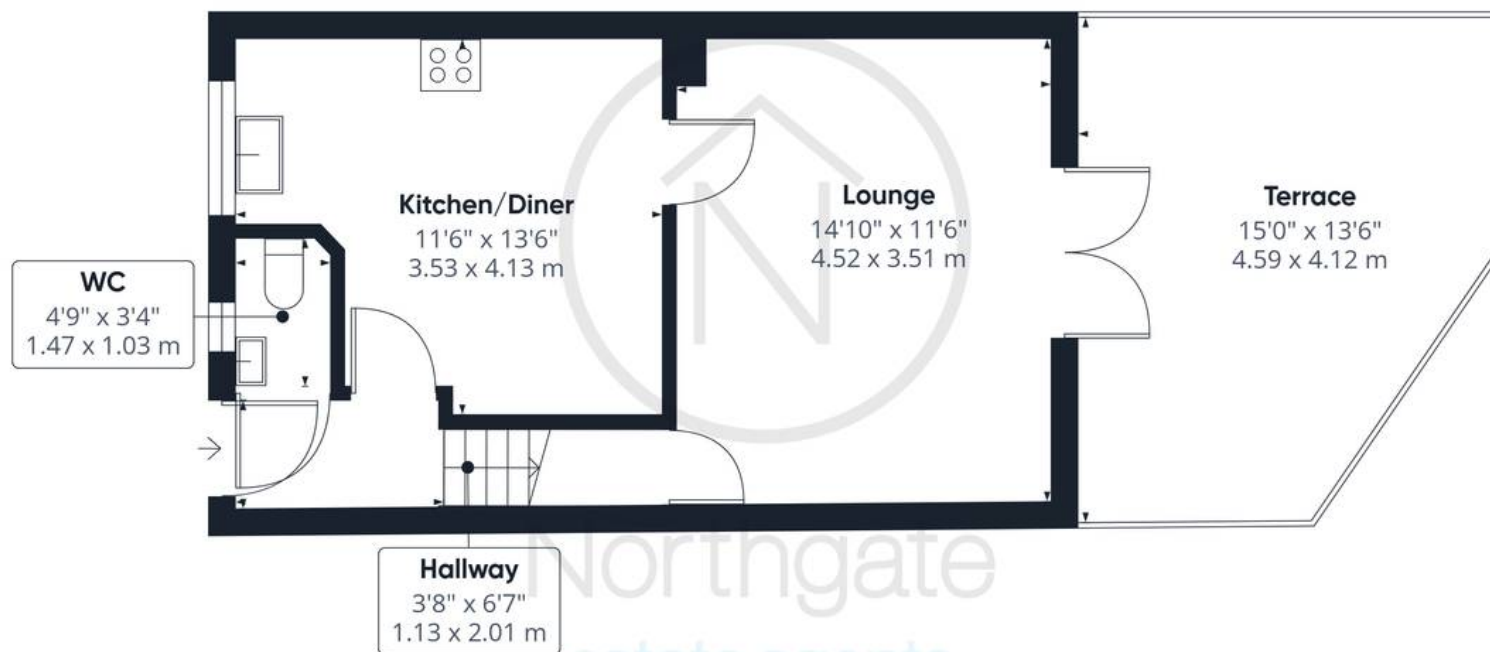
178 ft<sup>2</sup>

16.5 m<sup>2</sup>

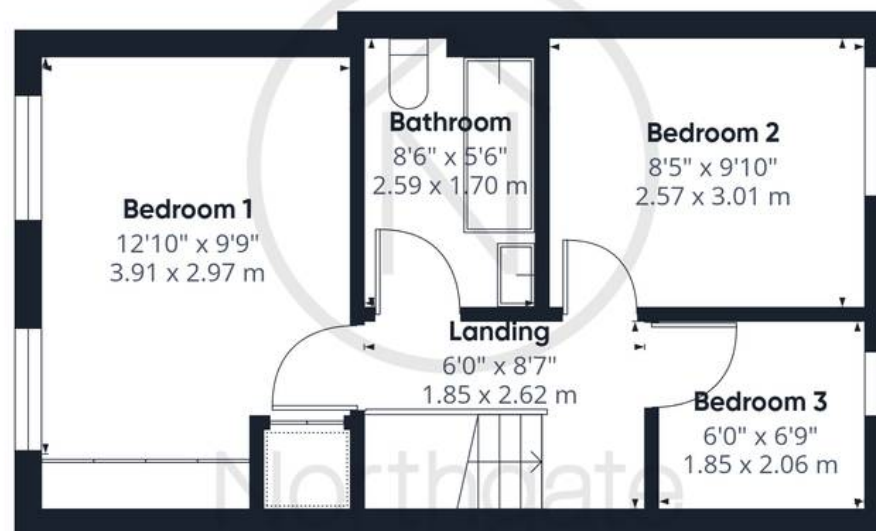
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor



Floor 1





## 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/)



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