



# The Paddock, Newton Aycliffe

Offers in Region of £340,000





## 7 The Paddock

Newton Aycliffe, Newton Aycliffe

Stunning four bedroom detached bungalow in Newton Aycliffe with so much to offer a potential buyer a viewing of this home is a money.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**Hallway**

16' 11" x 3' 1" (5.16m x 0.94m)

**Lounge**

11' 7" x 19' 9" (3.53m x 6.02m)

**Dining Room**

19' 4" x 13' 1" (5.89m x 3.99m)

**Bedroom**

10' 9" x 15' 2" (3.28m x 4.62m)

**Kitchen**

10' 3" x 19' 5" (3.12m x 5.92m)

**Bathroom**

6' 5" x 9' 4" (1.96m x 2.84m)

**Bedroom**

11' 9" x 9' 8" (3.58m x 2.95m)

**Bedroom**

14' 4" x 9' 1" (4.37m x 2.77m)

**En-suite**

4' 8" x 8' 1" (1.42m x 2.46m)

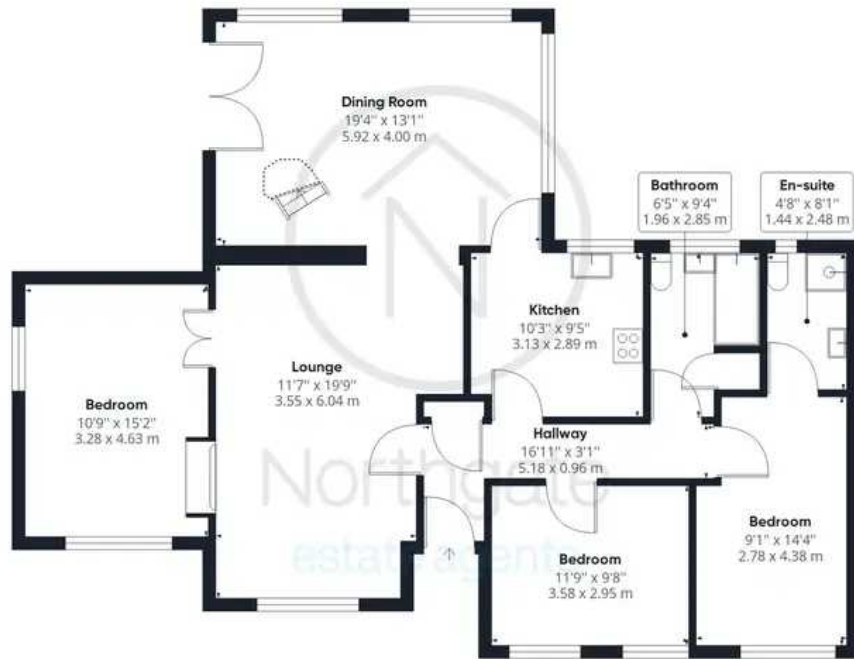
**Bedroom**

13' 1" x 14' 0" (3.99m x 4.27m)

**Garage**

17' 6" x 8' 6" (5.33m x 2.59m)





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Northgate  
estate agents

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

1511.99 ft<sup>2</sup>  
140.47 m<sup>2</sup>

**Reduced headroom**

41.33 ft<sup>2</sup>  
3.84 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**





