



1 Patenson Court, Newton Aycliffe
Newton Aycliffe



Offers in Region of £295,000



1 Patenson Court

Newton Aycliffe, Newton Aycliffe

This well-designed four-bedroom detached property is nestled in a desirable corner plot within the Cobblers Hall area of Newton Aycliffe.

A warm welcome as you enter, the spacious hallway, leading to a large living room that's perfect for relaxing. This area flows into a dining space ideal for dinner parties. Adjacent to this, a conservatory bathes the area in natural light, creating a peaceful nook for morning coffees or quiet reading.

The kitchen stands as the functional heart of the home, equipped with modern appliances and ample storage. Ground floor W.C.

The first floor landing grants access to four spacious bedrooms. The master bedroom boasts an en-suite bathroom and built-in wardrobes. Bedrooms two and three also feature built-in wardrobes, optimising storage and convenience. Additionally, a family bathroom.

Externally, the property includes a versatile double garage with one half currently used as a workshop and other converted section of the double garage serves as a utility area. Off-street parking is ample, and the rear garden boasts a summer house and greenhouse, perfect for those with a green thumb.

The home also benefits from a favorable energy rating, ensuring both comfort and efficiency.

Located conveniently close to local shops, schools, and transport links, this home strikes a balance between peaceful living and accessibility. Ideal for those looking for a comfortable living space or a welcoming place to entertain, this property meets a range of needs.



Hallway:

22'5" x 5'9" (6.85 x 1.77 m)

Living Room:

15'9" x 10'3" (4.59 x 3.15 m)

Dining Room:

9'2" x 10'4" (2.81 x 3.16 m)

Conservatory:

6'9" x 9'7" (2.69 x 2.94 m)

Kitchen:

9'9" x 11'8" (2.99 x 3.58 m)

Utility Room:

7'8" x 7'9" (2.35 x 2.38 m)

WC:

4'9" x 3'0" (1.47 x 0.92 m)

Bedroom One:

11'9" x 10'9" (3.59 x 3.28 m)

En-suite:

4'5" x 5'1" (1.35 x 1.56 m)

Bedroom Two:

14'4" x 8'6" (4.38 x 2.60 m)

Bedroom Three:

10'7" x 7'2" (3.24 x 2.20 m)

Bedroom Four:

8'3" x 8'3" (2.53 x 2.52 m)

Bathroom:

7'0" x 6'5" (2.14 x 1.97 m)





GARDEN

Gardens front and rear.

GARAGE

Double Garage

Garage: 8'5" x 7'10" (2.57 x 2.39 m) Garage: 16'7" x 8'6" (5.06 x 2.64 m)









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Ground Floor

Approximate total area⁽¹⁾

1321.03 ft²

122.73 m²



Floor 1

(1) Excluding balconies and terraces

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

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