



3 Youens Crescent, Newton Aycliffe
Newton Aycliffe



Offers Over £280,000



3 Youens Crescent

Newton Aycliffe

Welcome to this beautifully presented four-bedroom, two-bathroom detached home, thoughtfully designed for modern family living and professional lifestyles alike.

The property features two generous reception rooms, including a spacious lounge with a bay window and an elegant patterned feature fireplace wall, flowing seamlessly into a stylish dining space. Both the lounge and dining areas are flooded with natural light, while French doors provide effortless access to the well-maintained rear garden, creating an inviting indoor-outdoor living experience.

The sleek, modern kitchen/diner boasts integrated appliances and stylish two-tone cabinetry, providing a practical yet sophisticated space for both cooking and entertaining. French doors from the dining area lead directly onto the rear garden. A separate utility room with built-in storage and ample workspace, helping to keep the household organised and efficient. A convenient WC completes the ground floor.

Upstairs, the property offers four well-proportioned bedrooms, with the principal bedroom benefiting from a beautiful modern en-suite shower room. The remaining three bedrooms are served by a contemporary family bathroom.

Externally, the property truly excels, boasting a beautifully landscaped rear garden complete with a patio area, lush greenery and vibrant planting – perfect for entertaining guests, relaxing with family or unwinding after a busy day. The garden is easily accessed via the French doors, creating a seamless connection between the indoor and outdoor spaces.

To the front, a spacious driveway and attached garage



Hallway

17' 0" x 5' 3" (5.18m x 1.59m)

Wc

5' 0" x 2' 11" (1.52m x 0.88m)

Lounge

17' 11" x 11' 5" (5.47m x 3.49m)

Dining Room

10' 6" x 9' 10" (3.21m x 3.00m)

Kitchen/Diner

16' 1" x 7' 7" (4.89m x 2.32m)

Utility Room

5' 9" x 4' 9" (1.75m x 1.46m)

Landing

6' 7" x 4' 3" — 2.00m x 1.63m

Bedroom 1

12' 9" x 11' 7" — 3.89m x 3.53m

En-Suite

4' 8" x 6' 1" — 1.41m x 1.87m

Bedroom 2

11' 11" x 11' 2" — 3.63m x 3.41m

Bedroom 3

9' 4" x 7' 1" — 2.85m x 2.17m

Bedroom 4

7' 7" x 8' 1" — 2.31m x 2.47m

Bathroom

4' 6" x 5' 8" — 1.38m x 1.74m

Garage

16' 6" x 7' 11" (5.04m x 2.42m)





FRONT GARDEN

REAR GARDEN

GARAGE

Single Garage

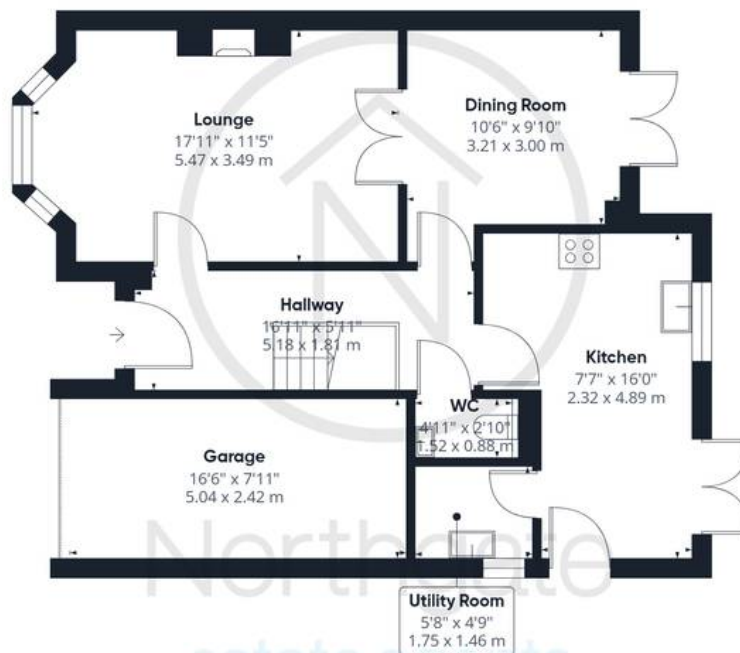
DRIVEWAY

2 Parking Spaces

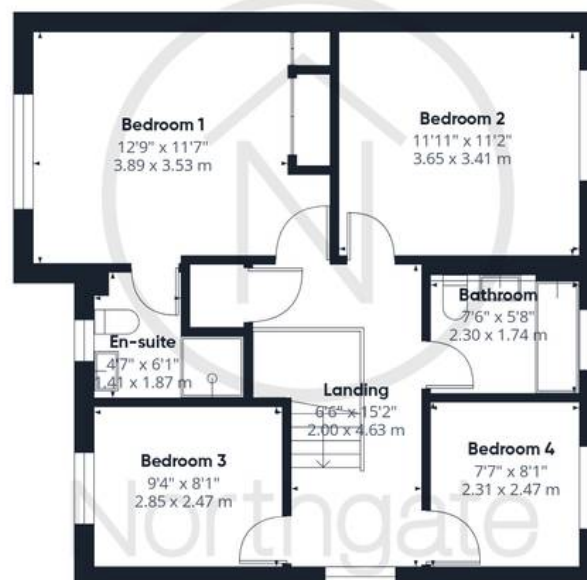








Ground Floor



Floor 1



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Approximate total area⁽¹⁾

1328 ft²

123.4 m²

(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





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