Youens Crescent, Newton Aycliffe, DL5 4ZE
Offers in the region of £350,000

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Offers in the region of £350,000
Council Tax Band: E

Occupying arguably one of the best positions on the highly regarded Cobblers Hall development, this impressive four-bedroom family home enjoys a desirable corner setting, tucked away within the development and not directly overlooked to the rear. The result is a wonderful sense of privacy and tranquillity rarely found on a modern development.

Immaculately presented and beautifully maintained by the current owners, the property has been significantly enhanced throughout, with quality flooring, tasteful décor and luxurious interior styling. Improvements include a stunning contemporary kitchen/breakfast room with central island, beautifully appointed principal en-suite shower room and impressive family bathroom. The boiler has also been replaced in 2025 and benefits from a 12-year warranty (from installation).

The generous accommodation is a particular feature, with four bedrooms, three reception rooms, a study, kitchen/breakfast room, utility room, ground floor WC and two bathrooms.

The welcoming entrance leads to a spacious principal reception room, separate dining room, useful study and superb kitchen/breakfast room, making the ground floor exceptionally versatile for both family life and entertaining. A delightful garden room extension provides an additional reception space with a lovely outlook over the rear garden.

To the first floor, the spacious landing leads to four well-presented bedrooms, with the principal bedroom benefiting from a nicely appointed en-suite shower room, alongside a stylish family bathroom.

Outside, the property’s enviable position is further enhanced by its attractive and manageable gardens. The south-facing side garden provides a private seating area and flows around to the west-facing rear garden, creating a wonderful outdoor space with excellent privacy. To the front, a double driveway leads to a substantial double garage, providing excellent parking and storage.

Cobblers Hall is a popular and well-established development, ideally positioned for access to Newton Aycliffe town centre and its excellent range of amenities, schools, shops and leisure facilities. The surrounding towns and villages are also readily accessible, while the A1(M) is just a short drive away, providing excellent links to the North and South.

This is a substantial, beautifully upgraded and exceptionally well-positioned family home, combining impressive accommodation with privacy, quality and convenience. A property that truly needs to be viewed to appreciate everything it has to offer.

Please note:
Council tax Band - E
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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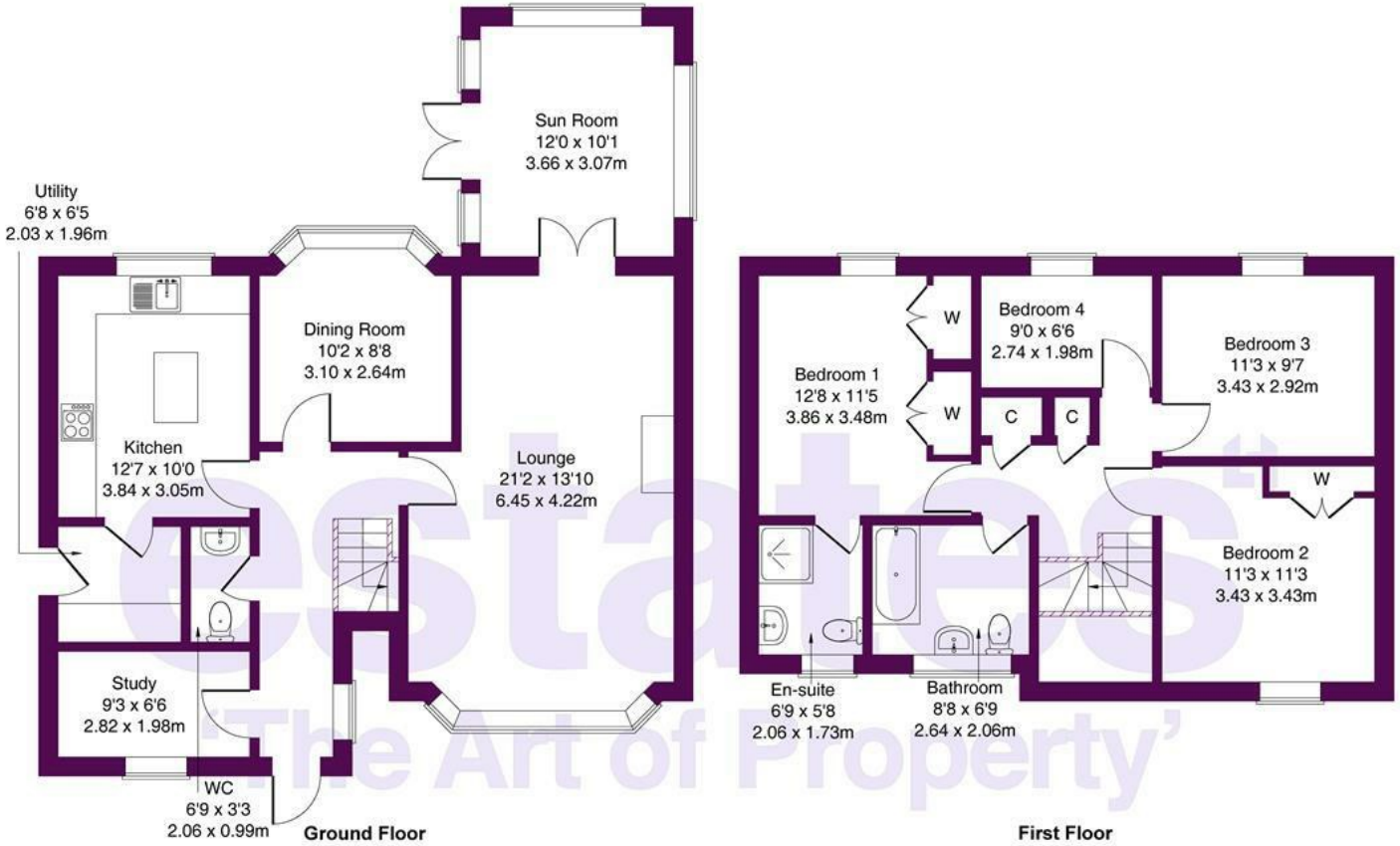


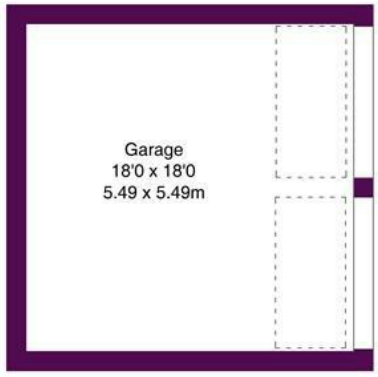




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Approximate Gross Internal Area: (1824 sq ft - 169 sq m.)





Garage

Not to Scale. Produced by The Plan Portal 2026

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'The Art of Property'

Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
https://estates-theartofproperty.co.uk/

