

Woodham Gate, Newton Aycliffe, DL5 4UB
Offers in excess of £350,000

estates⁴
'The Art of Property'



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Offers in excess of £350,000

Council Tax Band: F

Welcome to an impressive energy-efficient family home, boasting a Bio-mass central heating system, and solar panels, both offering exceptional comfort and economical running costs. Brought to the market with no onward chain and set within one of the most exclusive cul-de-sac's in the Woodham area of Newton Aycliffe, this extended five-bedroom detached property blends spacious living with sustainable design.

From the bright and airy entrance hall, the home flows into a generous 20ft principal lounge/family room that opens into a conservatory complete with a log burner, a cosy year round retreat for relaxing or entertaining. The open-plan kitchen and dining space creates the perfect hub for family life, complemented by a separate utility room and convenient ground-floor W.C.

To the first floor, five well-proportioned bedrooms offer flexibility for growing families. The master bedroom featuring an en-suite, while a generous four-piece family bathroom completes this versatile layout. Externally, the property occupies an excellent plot, with ample driveway parking leading to a double garage featuring an automatic 'Alutech' door. The enclosed rear garden enjoys rare levels of privacy and provides a peaceful escape, ideal for relaxation or family gatherings.

Combining space, sustainability and a superb location close to transport links and amenities, this is a standout home where comfort and efficiency go hand in hand. Early viewing is strongly advised to avoid disappointment.

Please note:

Council tax Band - F

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

BIO-MASS CENTRAL HEATING SYSTEM: Burns compressed wood pellets, chips, or logs to generate heat. These fuels are fed into the boiler, where they burn cleanly and efficiently to produce consistent warmth and hot water, providing a sustainable, low-carbon alternative to traditional heating.

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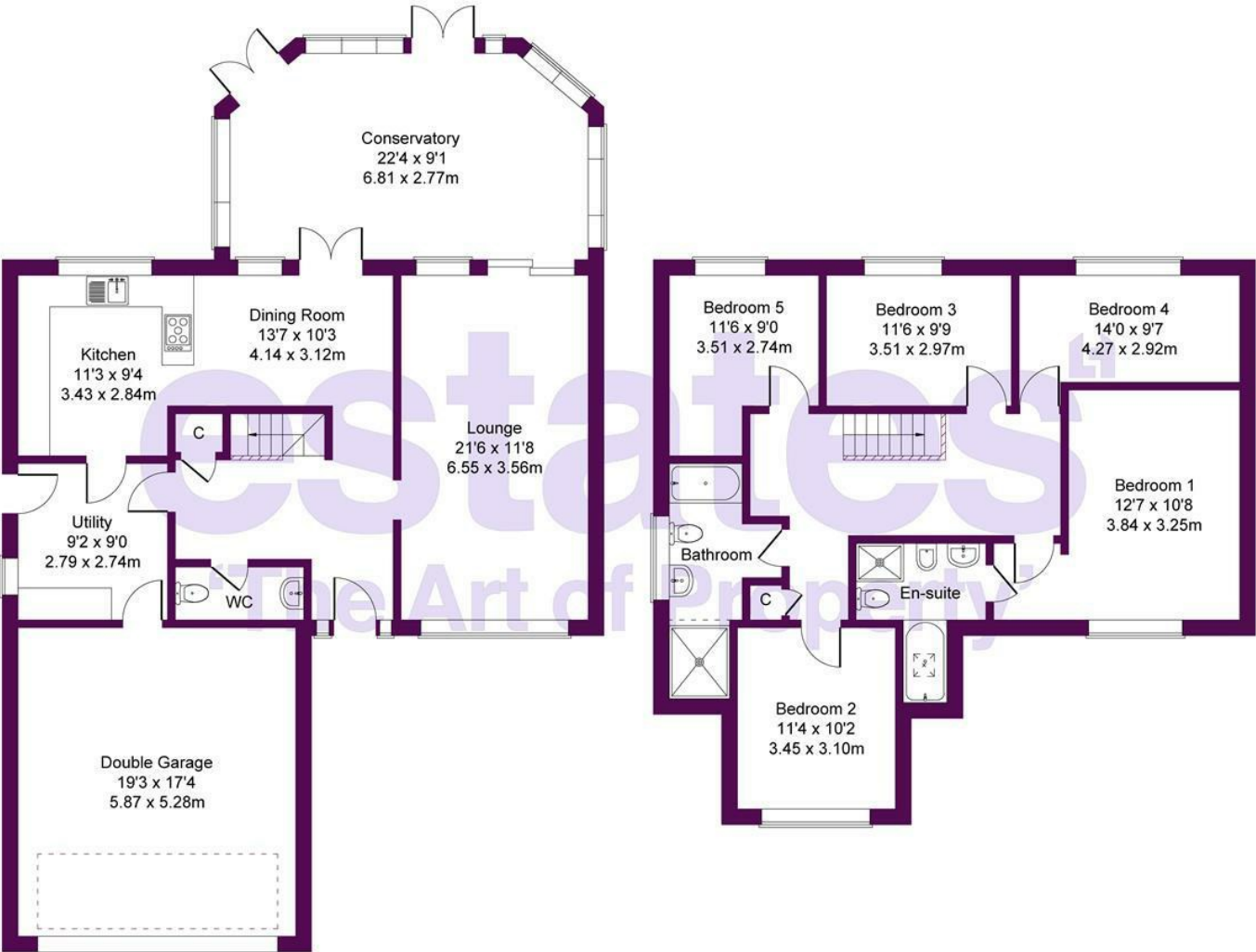
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of

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Approximate Gross Internal Area: (2314 sq ft - 215 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		