



9 WOODHAM GATE
Newton Aycliffe



GSC GRAYS

PROPERTY • ESTATES • LAND

9 WOODHAM GATE

Newton Aycliffe, DL5 4UB

Nestled in the tranquil cul de sac of Woodham Gate, Newton Aycliffe, this spacious 5 bedroom detached family home offers an ideal setting for comfortable living. With five well-proportioned bedrooms, this property is perfect for families seeking ample space to grow and thrive. No Onward Chain.

ACCOMMODATION

- * Spacious detached family home
 - * Five bedrooms
 - * Eco Friendly
- * Bio-mass central heating system
 - * Solar panels
- * Generous rear garden
 - * Garage
- * No onward chain



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Situation

Situated in a quiet cul-de-sac within the much sought after Woodham area of Newton Aycliffe, which sits approximately five miles to the north of Darlington and ten miles to the south of Durham.

The town itself offers a range of schools, shopping and recreational facilities and has its own railway station on the Tees Valley Line, providing services to Bishop Auckland, Darlington, Saltburn and connecting services to Edinburgh and London. The A1(M) provides excellent transport links to neighbouring towns and commercial centres of the North East.

The Property

Nestled in the tranquil cul de sac of Woodham Gate, Newton Aycliffe, this spacious detached family home offers an ideal setting for comfortable living. With five well-proportioned bedrooms, this property is perfect for families seeking ample space to grow and thrive.

Upon entering, you are greeted by two inviting reception rooms, providing versatile areas for relaxation and entertainment. The heart of the home is undoubtedly the bright conservatory, which seamlessly connects the indoor and outdoor spaces, allowing for an abundance of natural light and a lovely view of the generous rear garden. This outdoor area is perfect for children to play, hosting summer barbecues, or simply enjoying a quiet moment in nature.





Accommodation

Ground Floor

With entrance door to entrance hall, staircase to first floor and doors to ground floor accommodation including cloakroom/wc. The living room has dual aspect to front and rear elevations with patio door to conservatory. The dining room is open to the kitchen and has glazed double doors to the conservatory. The kitchen has a matching range of wall and base units incorporating rolled edge worksurfaces with stainless steel sink unit, integrated dishwasher, electric double oven, hob and microwave oven. The utility room has a further range of units with space and plumbing for washing machine and door to exterior and door to garage. To the rear of the property there is a generous conservatory with tiled floor and cast iron log burning stove.

First Floor

With first floor landing providing access to master bedroom with en-suite bathroom with five piece suite. There are four further bedrooms and a house bathroom.

Externally

Front Garden

Open plan front garden mainly laid to lawn.



Rear Garden

A generous enclosed rear garden with fenced boundaries, mainly laid to lawn and patio area.

Garage

Double garage with up and over door. Please note, there is restricted space due to the location of the bio-mass central heating system.

Driveway

Providing off-street parking for two vehicles.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded F.

Particulars

Particulars written in May 2025.

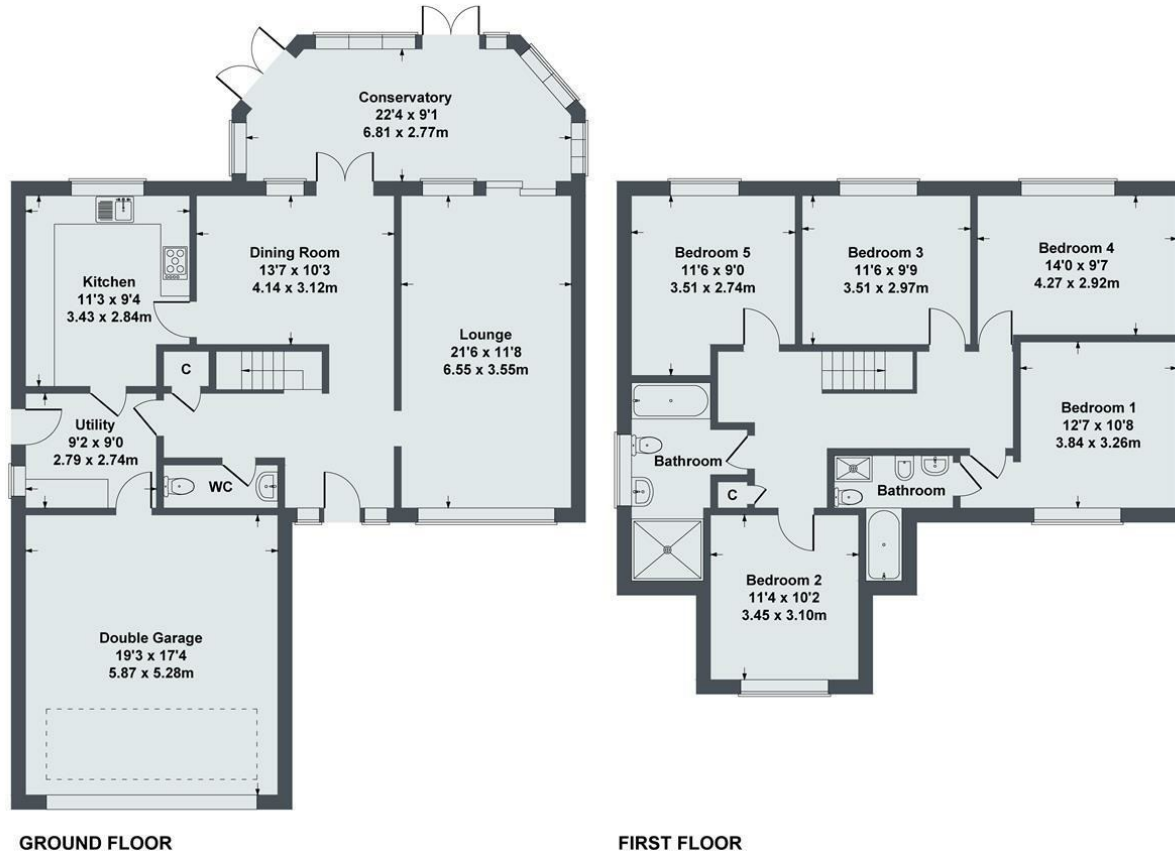
Photographs taken in May 2025.

Services and other information

Mains electricity, gas and drainage, and water are connected. Central heating is provided by a state of the art Austrian bio-mass. Solar panels are included in the sale, they provide free electricity as well as producing an income.

Woodham Gate DL5 4UB

Approximate Gross Internal Area
2325 sq ft - 216 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	61	70
	EU Directive 2002/91/EC	



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