





Youens Crescent, DL5 4ZE
4 Bed - House - Detached
£340,000

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Robinsons have the pleasure of offering to the sales market this impressive and generously proportioned four-bedroom detached family home, occupying a particularly desirable position on the highly regarded Cobblers Hall development in Newton Aycliffe. Situated on an attractive corner plot within a quieter part of the development, the property enjoys a good degree of privacy, with no direct overlooking to the rear, making it an ideal setting for family living.

The property offers spacious and versatile accommodation throughout, which has been thoughtfully improved and enhanced by the current owners. A real feature of the home is the amount of living space on offer, including four reception rooms, including a fantastic extended sun room overlooking the rear garden and a useful ground floor office/study, ideal for those working from home. Further benefits include a contemporary kitchen/breakfast room with central island, separate utility room, ground floor WC and two beautifully appointed bathrooms. The property is warmed by gas central heating, with a replacement boiler installed in 2025 which benefits from a 12-year warranty.

The internal accommodation briefly comprises; welcoming entrance hallway leading to a spacious main lounge, separate dining room, ground floor office/study and an impressive kitchen/breakfast room fitted with a range of modern units and a central island, providing an excellent space for everyday family life and entertaining. There is also a separate utility room, downstairs WC and a superb extended sun room which offers additional reception space and enjoys pleasant views across the rear garden.

To the first floor, a spacious landing provides access to four well-proportioned bedrooms. The principal bedroom benefits from its own contemporary en-suite shower room, whilst the remaining bedrooms are served by an attractive family bathroom.

Outside

Externally, the property occupies a lovely corner position with gardens extending around the side and rear. The south-facing side garden provides an ideal spot to sit and relax, whilst the west-facing rear garden offers further outdoor space and a good degree of privacy, with no properties directly overlooking. To the front, a double-width driveway provides ample off-street parking and leads to a substantial double garage, offering further parking, storage or workshop potential.

Location

Cobblers Hall is a particularly popular residential development, ideally suited to families and those looking for a balance of convenience and outdoor space. The property is ideally placed for access to a range of local shopping amenities, supermarkets, public houses, restaurants and leisure facilities, many of which are within comfortable walking distance. There are also well-regarded schools nearby, whilst those who enjoy the outdoors will appreciate the close proximity to pleasant countryside and rural walking routes. Newton Aycliffe town centre is readily accessible, with excellent road links via the A1(M) providing convenient access to surrounding towns and cities.

This is a fantastic opportunity to acquire a substantial and versatile family home, offering generous living accommodation, a superb sun room extension, dedicated home office and attractive gardens, all within one of the area's most sought-after residential developments. Internal viewing is highly recommended to fully appreciate the space, position and quality of accommodation on offer.

Agents Notes

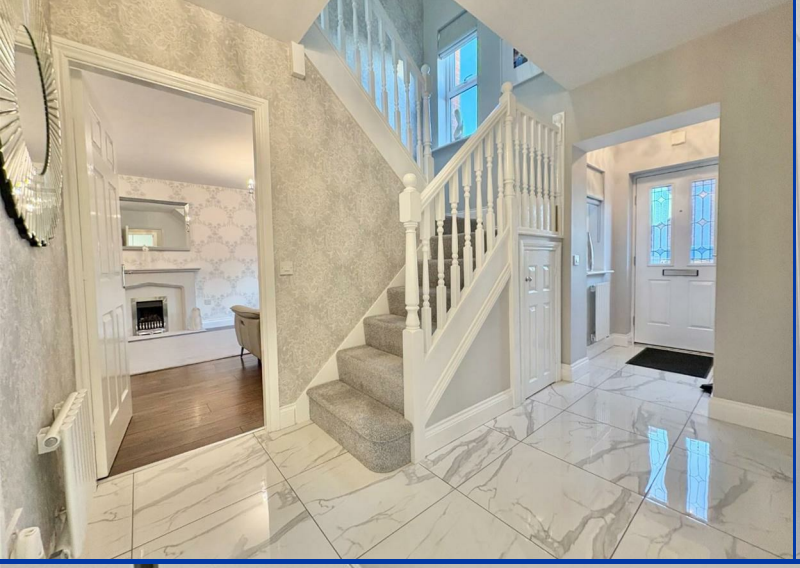
Council Tax: Durham County Council, Band E - Approx. £3,204.85p.a
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – no
Probate – NA
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area . Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.








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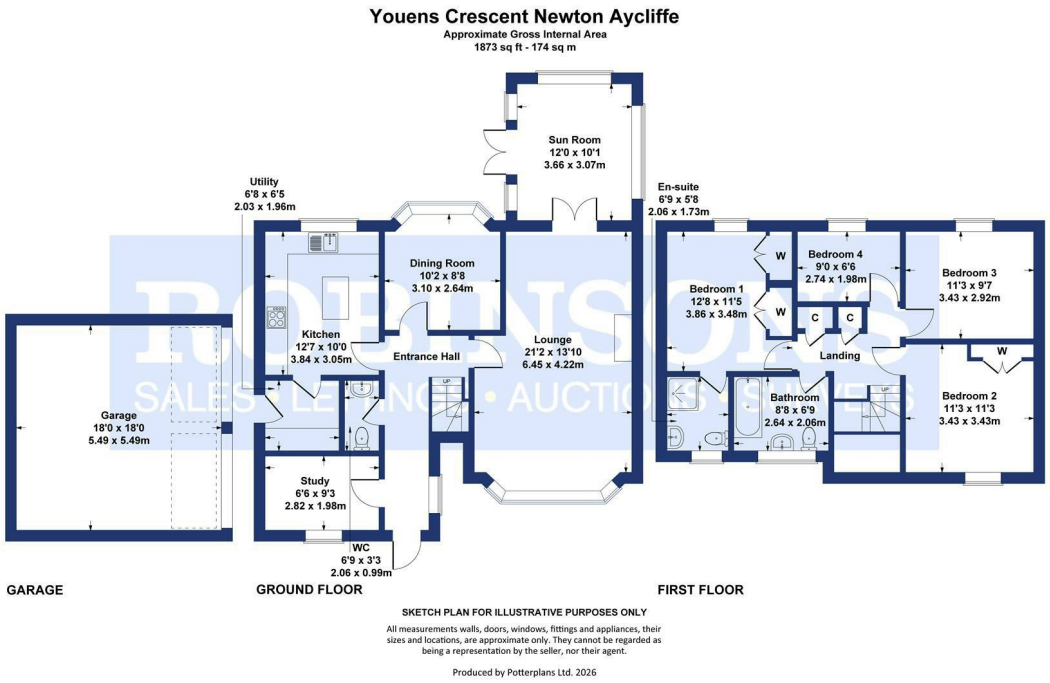
Surveys and EPCs

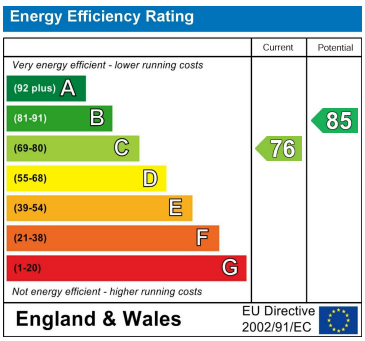
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DURHAM REGIONAL HEAD OFFICE
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E: info@robinsonsdurham.co.uk

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E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
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T: 01740 621777
E: info@robinsonssedgefield.co.uk

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TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.