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Defoe Crescent Newton Aycliffe, DL5 4JR

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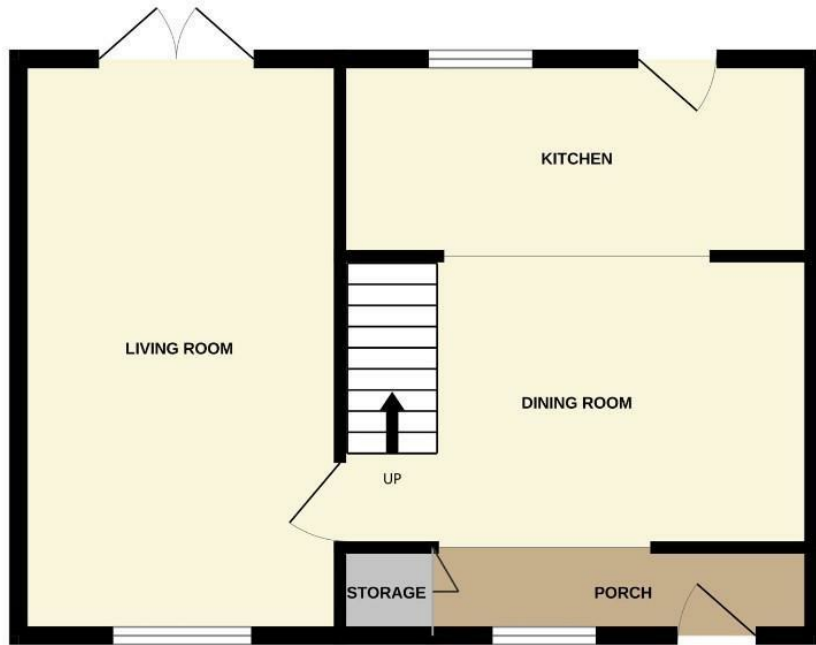
### Offers Over £120,000

Modern three bedrooled, family home located on Defoe Crescent in Newton Aycliffe this property is close to local facilities which include; retail and recreational facilities, healthcare services, 24 hour supermarkets, restaurants and cafés as well as both primary and secondary schools. There is also an extensive public transport system which not only provides access to the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York. For commuters this property also has easy access to the A167 which leads to the A1 (M) both North and South.

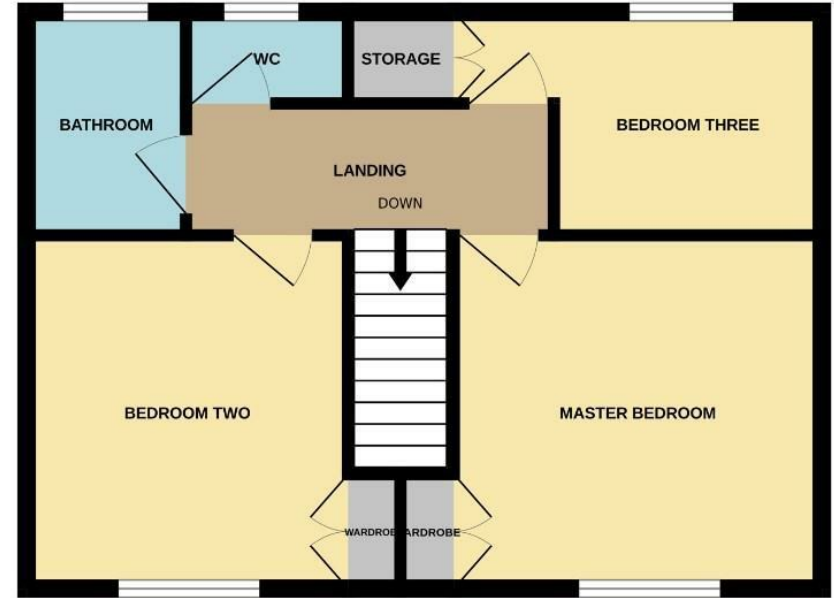
In brief the property comprises; an entrance porch that leads through into the living room and kitchen/diner to the ground floor. The first floor contains the master bedroom, two further bedrooms, bathroom and separate WC. Externally the property has a large block paved drive to the front, providing ample off street parking. Whilst to the rear there is a low maintenance garden, with decking ideal for outdoor furniture artificial lawn and shed providing additional storage.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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### Living Room

16'11" x 10'3"

Spacious living room, benefiting from modern decor, ample space for furniture with window to the front elevation as well as French doors to the rear leading into the garden.

### Kitchen

15'1" x 6'2"

The kitchen is fitted with a range of wall, base and drawer units, complementing wood effect work surfaces, upstands and sink/drain unit. Fitted with an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

### Dining Room

15'1" x 9'10"

The dining room provides space for a table and chairs, further furniture and window to the front elevation.

### Master Bedroom

12'2" x 10'9"

The master bedroom is a generous double bedroom with space for a king sized bed, fitted wardrobes and window to the front elevation.

### Bedroom Two

11'1" x 10'2"

The second bedroom is a further large double bedroom, with fitted wardrobes and window to the front elevation.

### Bedroom Three

9'2" x 5'10"

The third bedroom is a large single room, with space for further furniture and window to the rear elevation.

### Bathroom

5'10" x 4'9"

The bathroom contains a panelled bath with overhead shower and WC,

### WC


4'7" x 2'11"

Fitted with a WC.

### External

Externally the property has a large block paved drive to the front, providing ample off street parking. Whilst to the rear there is a low maintenance garden, with decking ideal for outdoor furniture artificial lawn and shed providing additional storage.

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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







