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Matthew Close Newton Aycliffe, DL5 4AR

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### Offers Over £130,000

Spacious three bedroomed family home located on Matthew Close in the Woodham area of Newton Aycliffe. The property benefits from off street parking, along with a large enclosed rear garden, situated close to local primary and secondary schools as well as having plenty of local amenities within the town centre such as supermarkets, retail stores, restaurants and shops. There is an extensive public transport system in the area allowing for access to neighbouring towns and villages, whilst the A167 is close by leading to the A1(M) and A689, ideal for commuters.

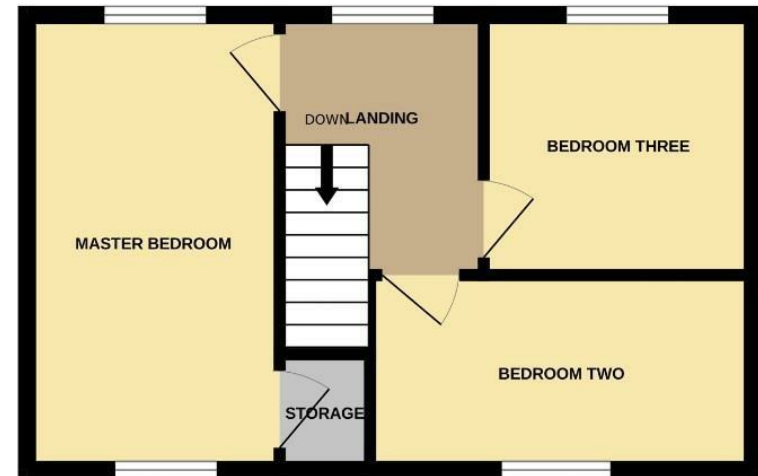
In brief the property comprises; an entrance hall leading into the living room, kitchen/diner and bathroom to the ground floor. The first floor contains the master bedroom and two further good size bedrooms. Externally the property has off street parking available to the front, whilst to the rear there is a large enclosed lawned garden along with a garage and a patio area for outdoor furniture.

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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			
England & Wales		EU Directive 2002/91/EC	

### Living Room

17'4" x 16'4"

Bright and spacious living room located to the rear of the property, benefiting from neutral decor, ample room for furniture and sliding doors to the rear lead into the garden.

### Kitchen

13'1" x 8'2"

The kitchen is fitted with a modern range of wall, base and drawer units, contrasting work surfaces, splash backs and sink/drain unit. Fitted with an integrated oven, hob and overhead extractor hood along with space for further free standing appliances. French doors to the rear lead into the garden,.

### Bathroom

9'10" x 4'11"

The bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

### Master Bedroom

15'1" x 8'3"

The master bedroom is a great size providing space for a king sized bed, further furniture and dual aspect windows allowing lots of natural light.

### Bedroom Two

12'4" x 6'4"

The second bedroom is another good size bedroom with window to the front elevation.

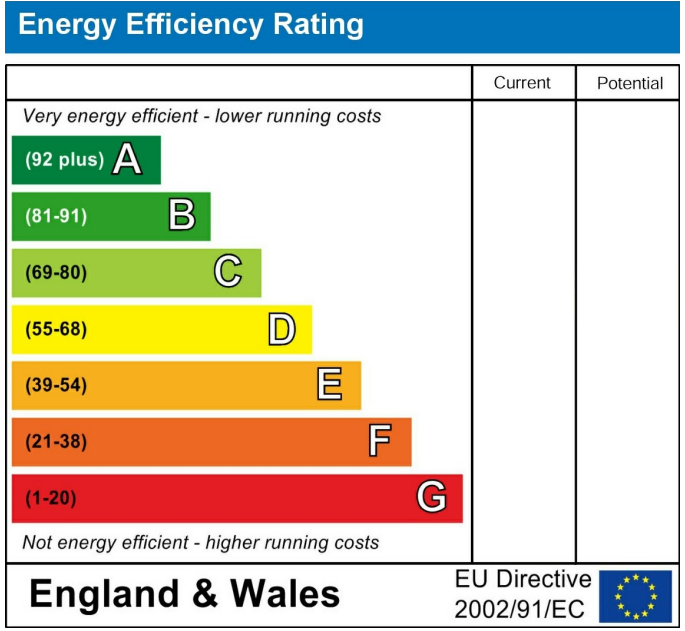
### Bedroom Three

9'0" x 8'5"

The third bedroom is a single room with window to the rear elevation.

### External

Externally the property has off street parking available to the front, whilst to the rear there is a large enclosed lawned garden along with a garage and a patio area for outdoor furniture.



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.







