



A beautifully presented DETACHED family home pleasantly situated on this popular development and featuring a large open plan kitchen/dining room, garden room and utility room. The first floor principal bedroom features an en-suite shower room/WC whilst the second and third bedrooms also feature a "Jack & Jill" en-suite shower room/WC. Externally there is an attractive enclosed garden to the rear with double width driveway.





Agents Notes

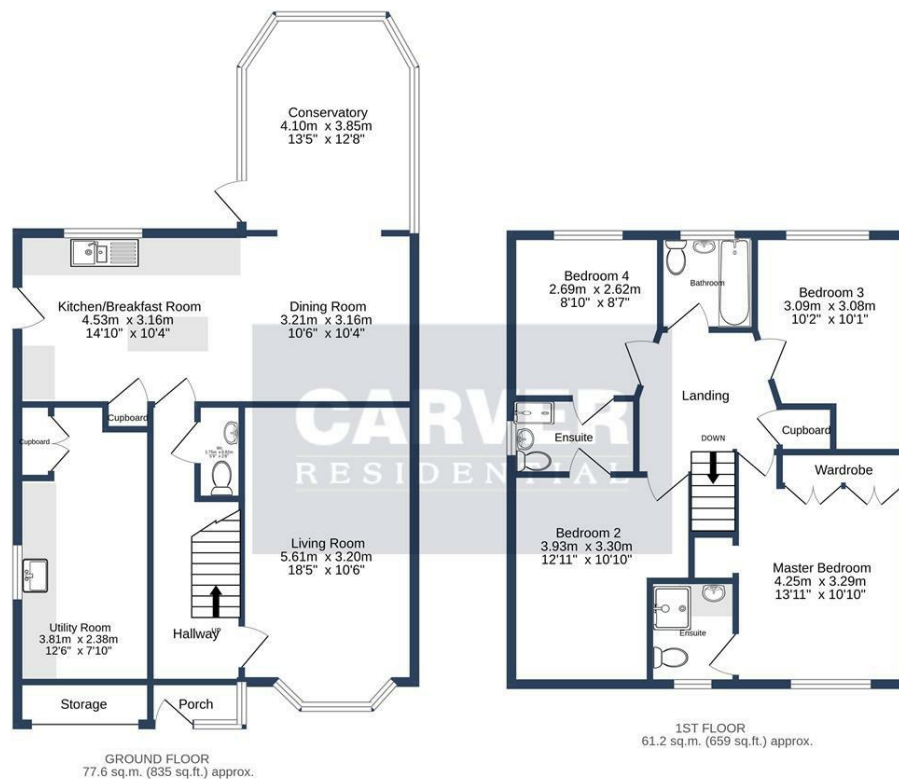
Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Darlington Borough Council



HAWTHORN DRIVE, SCHOOL AYCLIFFE, DL5 6GH.

TOTAL FLOOR AREA : 138.8 sq.m. (1494 sq.ft.) approx.

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) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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14 Duke Street, Darlington
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richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
County Durham, DL5 4DJ
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aycliffe@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire, DL7 8LW
Tel: 01609 777710
northallerton@carvergroup.co.uk

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