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Magnolia Close  
School Aycliffe, DL5 6GQ

**Offers in the region of £275,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

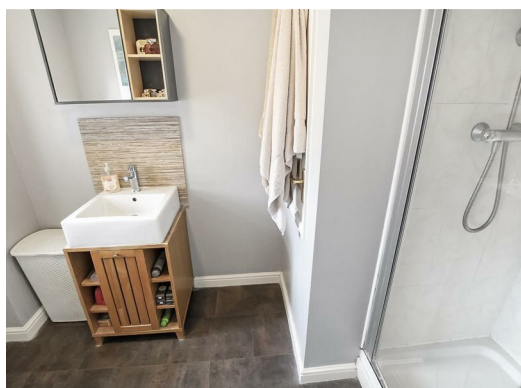


A lovely detached family home on this popular development between Heighington Village and Newton Aycliffe. Upon entering, you are greeted by a welcoming living room, which features elegant French doors that lead to a delightful conservatory, allowing natural light to flood the space. The separate bay-windowed dining room is ideal for family meals or hosting guests, while the fitted kitchen/breakfast room is both functional and inviting, perfect for casual dining. A convenient ground floor WC adds to the practicality of this home. The first floor comprises four generously sized bedrooms, each equipped with built-in wardrobes, ensuring plenty of storage. The principal bedroom benefits from an en-suite shower room, providing a private retreat, while the family bathroom serves the remaining bedrooms with ease.

Outside, the property features a South-facing enclosed rear garden, perfect for enjoying sunny days and outdoor activities. The double-width driveway offers parking for up to three vehicles, complemented by an integral single garage for additional storage or vehicle accommodation. Situated in a convenient location, this home is close to Heighington Village and offers easy access to Darlington, Newton Aycliffe, and the A1(M), making it an ideal choice for families seeking both comfort and accessibility. This delightful property is a must-see for those looking to settle in a welcoming community.







### Agents Notes

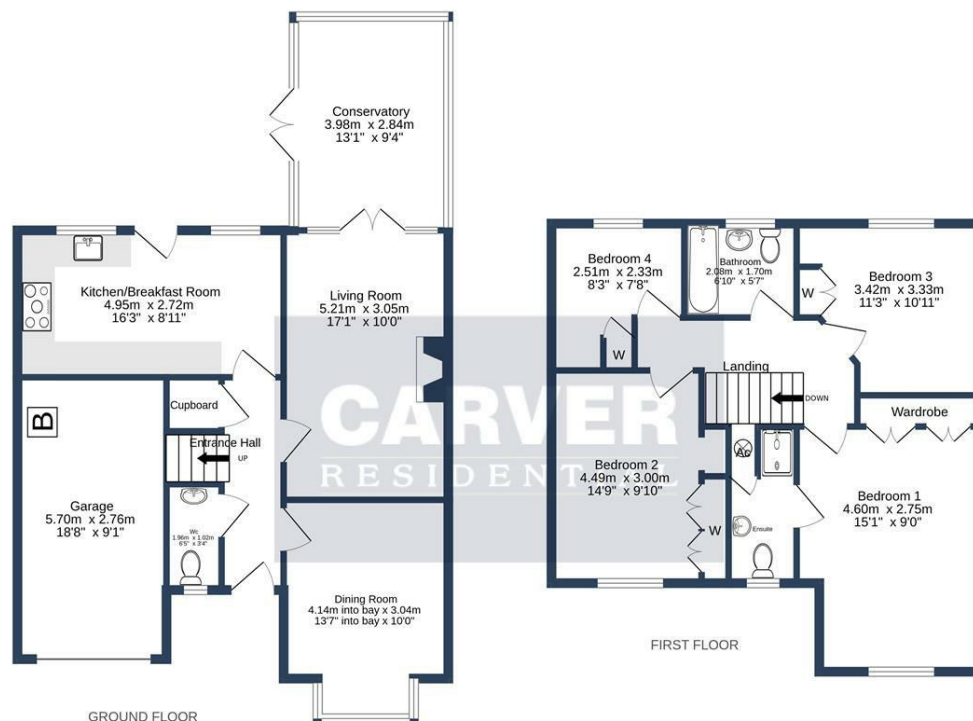
Tenure:- Freehold

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

uPVC double glazing throughout

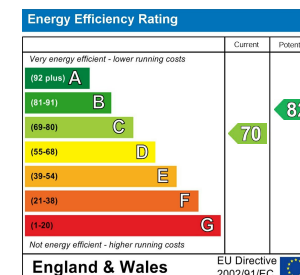
Council Tax:- Band D

Local Authority:- Darlington Borough Council



MAGNOLIA CLOSE, SCHOOL AYCLIFFE, DL5 6GQ.

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