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Hawthorn Drive

School Aycliffe, DL5 6GH

Offers in the region of £260,000

House - Detached
4 Bedroom/s
2 Bathroom/s

This DETACHED family home is situated on the popular "Chestnuts" development and features a large GARDEN ROOM extension to the rear together with EN-SUITE SHOWER ROOM/WC, integral GARAGE and summerhouse. Equipped with gas central heating to radiators and uPVC double glazing an internal viewing will reveal an entrance hallway, WC, living room, dining room and fabulous garden room to the rear. The first floor principal bedroom features built-in wardrobes, en-suite shower room/WC, 3 further bedrooms and further shower room/WC. Externally there is a delightful low maintenance enclosed garden to the rear with useful summerhouse which could be utilised for a number of purposes. In addition there is a double width driveway and integral garage which has been part converted to provide a useful workshop area.





- 4 bedroom detached family home
- Study
- Fitted kitchen
- Summerhouse

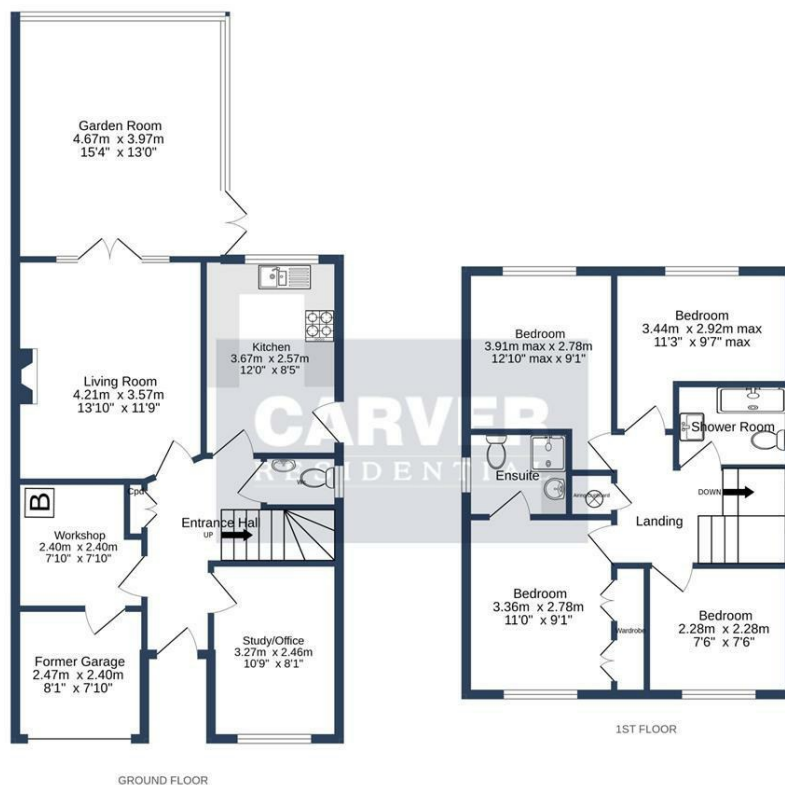
- Large garden room extension, (currently used as a lounge)
- Ground floor WC
- En-suite shower room/WC

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, SCHOOLAYCLIFFE, DL5 6GH

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		82
(81-91) B		
(69-80) C	70	
(55-68) D		
(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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