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The Garth
School Aycliffe, DL5 6QL

Offers in the region of £395,000

House - Detached
4 Bedroom/s
2 Bathroom/s

A significantly improved and extended DETACHED family home enjoying a generous CORNER PLOT in this desirable cul-de-sac location. The heart of the home is the magnificent open-plan extended fitted kitchen/dining room/snug which creates a warm and inviting atmosphere for family gatherings. In addition there is a useful utility room for everyday practical use. The living room, with its delightful views of the sizeable enclosed rear garden and bi-fold doors, is perfect for unwinding after a long day. An office space is also available, catering to those who work from home or require a quiet study area.

The property boasts four generously sized bedrooms, including a principal suite complete with built-in wardrobes and an en-suite wet room/WC. Three additional bedrooms provide plenty of space for family or guests, complemented by a family bathroom for convenience. Outside, the expansive rear garden features a lush lawn and a charming wood-decked area with pergola, ideal for summer barbecues or simply enjoying the outdoors. The driveway leads to an attached double garage, providing parking for up to six vehicles, a rare find in residential properties.

Situated close to Darlington, Newton Aycliffe, and the A1M, this home offers excellent transport links and access to local amenities. This property is not just a house; it is a wonderful opportunity to create lasting memories in a sought-after community.





- Extended detached family home
- Corner plot with generous enclosed rear gardens
- Ground floor WC
- Family bathroom/WC
- Lovely cul-de-sac location

Agents Notes

Tenure:- Freehold

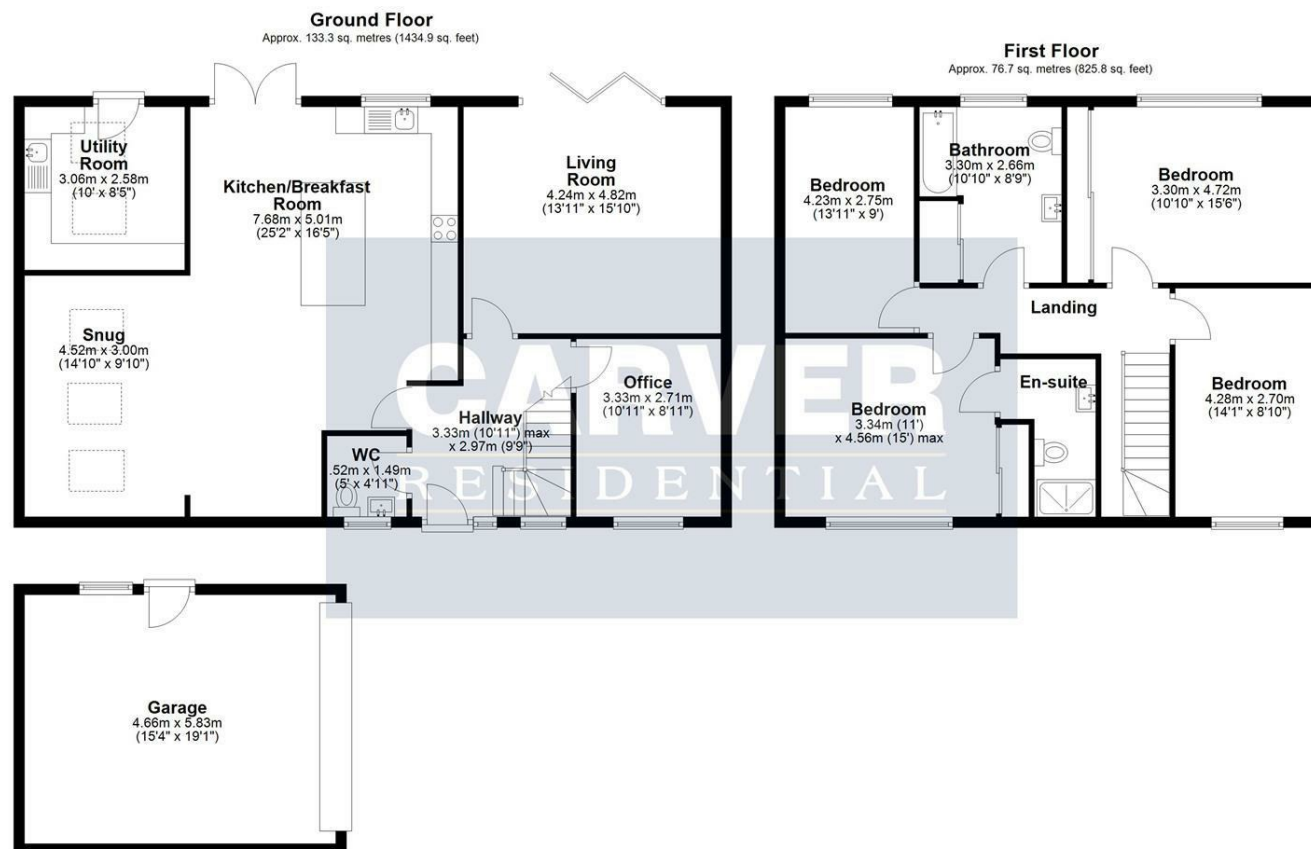
Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band E

Local Authority:- Durham County Council

- Significantly improved throughout
- Fabulous extended open plan fitted kitchen/dining room/snug with utility room
- En-suite wet room/WC to principal bedroom
- Extensive driveway leading to attached double garage
- No onward chain



Total area: approx. 210.0 sq. metres (2260.7 sq. feet)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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