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High Barn Road  
School Aycliffe, DL5 6PY

**Offers in the region of £325,000**

House - Detached  
4 Bedroom/s  
1 Bathroom/s



An individually designed DETACHED family home enjoying a generous corner plot to the outskirts of School Aycliffe. Upon entering, you are greeted by a dual aspect living room that is both well-proportioned and filled with natural light, creating a warm and inviting atmosphere. The separate dining room provides an excellent space for family meals and entertaining guests. The kitchen, complete with a utility room, is functional and well-equipped, making daily tasks a breeze. Additionally, a convenient ground floor WC adds to the practicality of the layout.

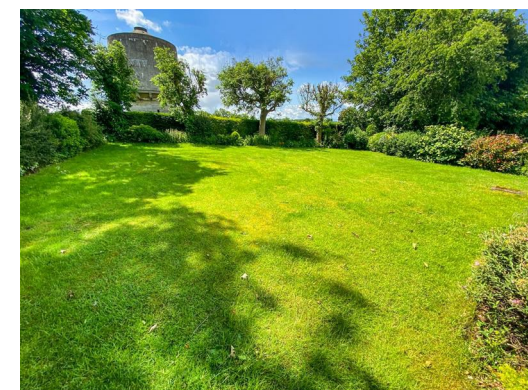
The property boasts four generously sized bedrooms, ensuring ample space for family members or guests. The family bathroom is well-appointed, catering to the needs of a busy household.

Set on a generous corner plot, the home features sizeable established private rear gardens, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The driveway offers parking for up to four vehicles, leading to an attached double garage, providing both convenience and security.

This property is not just a house; it is a home that promises comfort and a sense of community. With its spacious interiors and lovely outdoor space, it is an excellent opportunity for those looking to settle in a peaceful yet accessible location close to Darlington, Newton Aycliffe and the A(M).







- Detached
- Large dual aspect living room
- Utility room with ground floor WC
- Sizeable plot with generous established private rear gardens
- Lovely family home
- 4 bedrooms
- Separate dining room opening to conservatory
- Four good size bedrooms
- Driveway leading to attached double garage
- Popular location

### Agents Notes

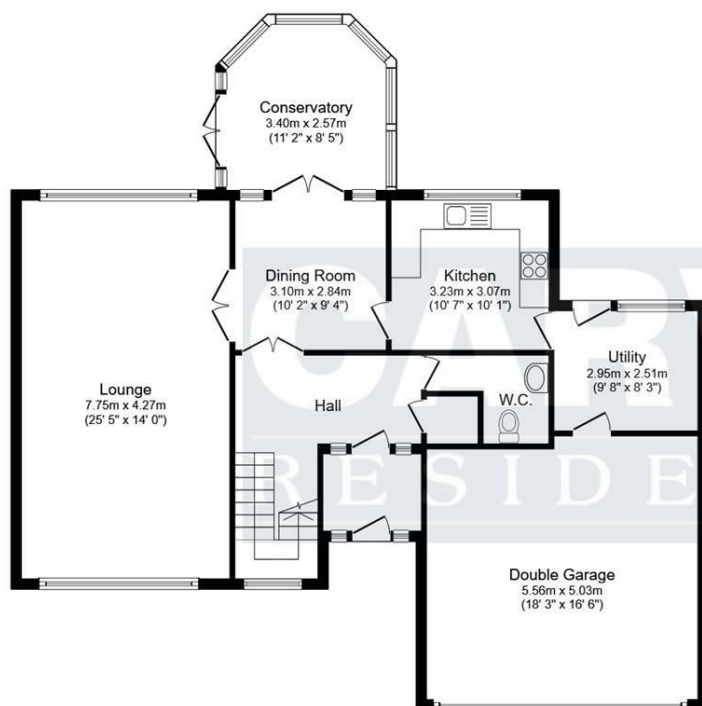
Tenure:- Freehold

uPVC double glazing throughout

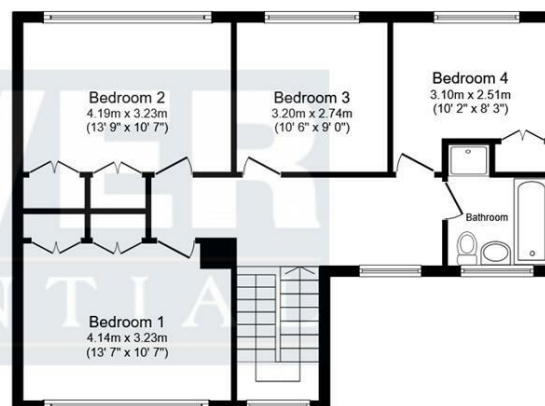
Council Tax:- Band E

Local Authority:- Durham County Council





**Ground Floor**  
Floor area 123.0 sq.m. (1,324 sq.ft.)



**First Floor**  
Floor area 70.6 sq.m. (760 sq.ft.)

**Total floor area: 193.7 sq.m. (2,085 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>52</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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MAB 6202



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