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Millfields  
Aycliffe Village, DL5 6ND

**Offers in the region of £265,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

An EXTENDED detached family home enjoying a delightful village location within minutes drive of the A1M. An internal viewing will reveal an entrance hallway, living room with solid fuel stove, dining room and a uPVC double glazed conservatory. There is a large open plan kitchen/breakfast room with ground floor WC and useful study. The first floor features a generously proportioned principal bedroom with en-suite shower room/WC with three further bedrooms and a family bathroom/WC with separate corner shower cubicle. Externally there is a driveway leading to an attached double garage and enclosed gardens to the rear overlooking fields. Offered for sale with no onward chain the property would make an ideal family home.





### Agents Notes

Tenure:- Freehold

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

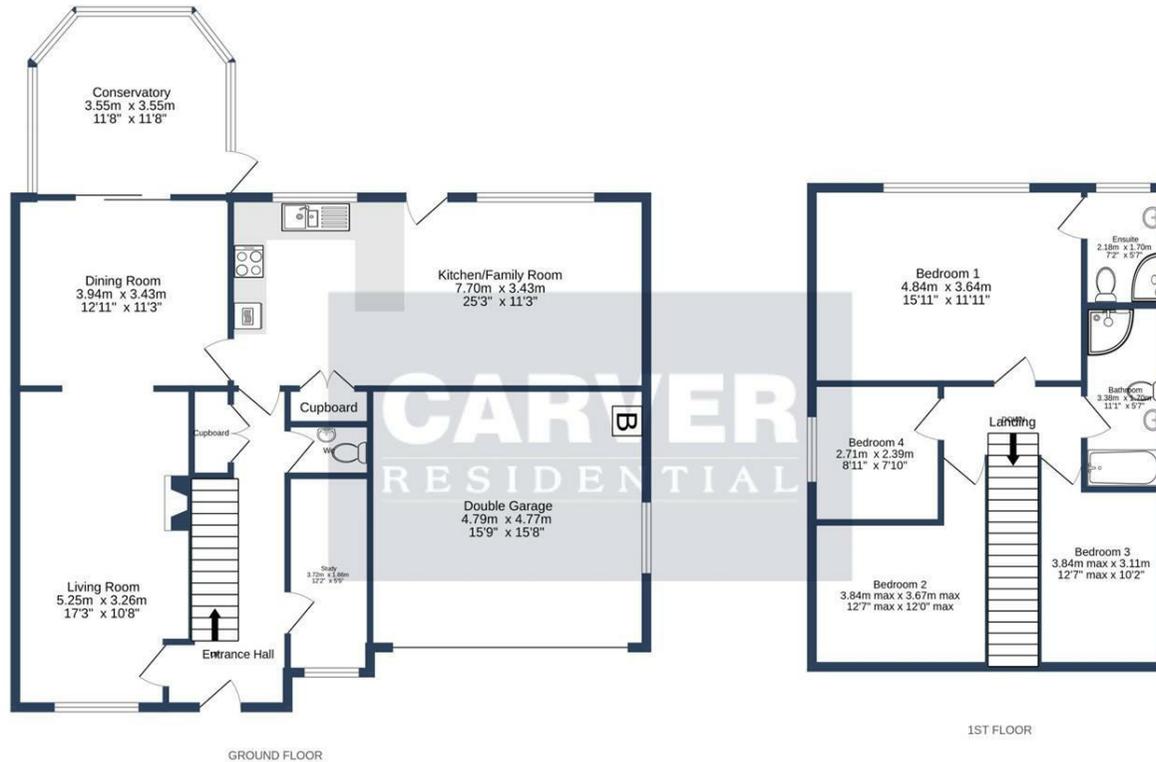
uPVC double glazing throughout

Roof solar panels, (3.8 kW PV)

Type 2 EV charger

Council Tax:- Band C

Local Authority:- Durham County Council



MILLFIELDS, AYCLIFFE VILLAGE. DL5 6ND.

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
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	86
(55-68) <b>D</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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