



A beautiful, significantly updated and improved detached family home enjoying a desirable location in this sought-after cul-de-sac. An internal viewing will reveal an inviting entrance hallway, enhanced by a full-height window that floods the space with natural light with feature oak return staircase leads gracefully to the first-floor landing, adding a touch of elegance to the home. The heart of this residence is undoubtedly the fabulous open-plan kitchen/breakfast room. This space is equipped with a range of integrated appliances, a central island for casual dining, and French doors that seamlessly connect the indoors to the delightful rear garden. The utility room, conveniently located with an internal door to the garage, along with a ground-floor WC, adds to the practicality of the layout. The property features four generously sized bedrooms, providing ample space for family or guests. The luxurious family bathroom is a true highlight, complete with a separate corner shower cubicle, ensuring both comfort and convenience. Outside, the property is equally impressive, with an extensive block-paved driveway that accommodates a number of vehicles, complemented by an attached double garage. The rear garden is a private oasis, featuring well-maintained lawn and patio areas, perfect for outdoor entertaining or simply enjoying the tranquillity of your surroundings. This property is an ideal choice for those seeking a spacious family home in a peaceful yet accessible location.





Agents Notes

Tenure:- Freehold

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

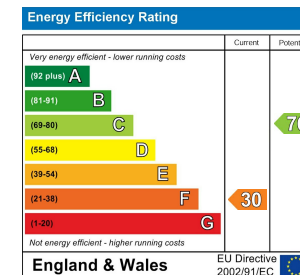
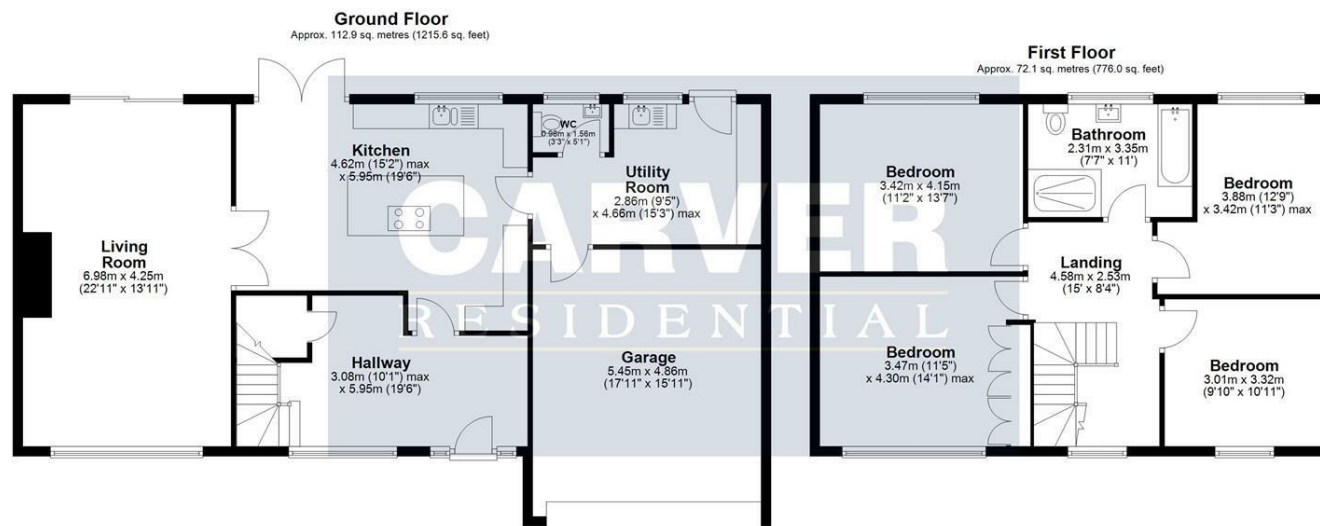
uPVC double glazing throughout

Council Tax:- Band E

Local Authority:- Durham County Council

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



Total area: approx. 185.0 sq. metres (1991.5 sq. feet)
1 The Garth, School Aycliffe

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MAB 6202



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