



Aspen Grove, School Aycliffe

Newton Aycliffe



In Excess of £300,000



25 Aspen Grove

School Aycliffe, Newton Aycliffe

We are delighted to present this exceptional four-bedroom detached family residence, ideally situated in School Aycliffe, providing convenient access to Newton Aycliffe, Darlington, and the A1M motorway. This meticulously designed property boasts a seamless blend of comfort and convenience, making it an ideal choice for family living.

Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious lounge, complete with a bay window that bathes the room in natural light. Adjacent to the lounge is a separate dining room, additionally, the sunroom offers a tranquil retreat with views of the lush garden, ideal for relaxation and entertainment.. The modern breakfast kitchen is well-appointed with integrated appliances.

The first floor features a master bedroom outfitted with built-in wardrobes and a private en-suite shower room, ensuring a private and luxurious space for relaxation. Two additional double bedrooms share a Jack and Jill en-suite, offering both comfort and convenience. A fourth bedroom provides flexible space for a growing family or home office. A well-appointed family bathroom.

Externally, the property includes a double driveway to the front and a beautifully garden to the rear, featuring a lawn and patio areas. The residence is equipped with gas central heating and double-glazed windows throughout, ensuring a warm and energy-efficient environment year-round.

Further information or an appointment of you, please contact property consultant Claire Hutchinson 01325 728332

Council Tax band: D



Living Room:

16'3" x 10'8" (4.97 x 3.25 m)

Dining Room:

10'3" x 10'6" (3.15 x 3.22 m)

Sunroom:

11'11" x 11'0" (3.64 x 3.36 m)

Breakfast Kitchen:

10'3" x 14'9" (3.15 x 4.50 m)

Ground floor WC:

5'1" x 2'10" (1.57 x 0.87 m)

First Floor:

Bedroom One:

12'3" x 10'9" (3.76 x 3.29 m)

En-suite

6'9" x 5'11" (1.99 x 1.81 m)

Bedroom Two:

9'8" x 10'2" (2.98 x 3.10 m)

Bedroom Three:

9'11" x 8'9" (3.05 x 2.67 m)

Jack & Jill en-suite

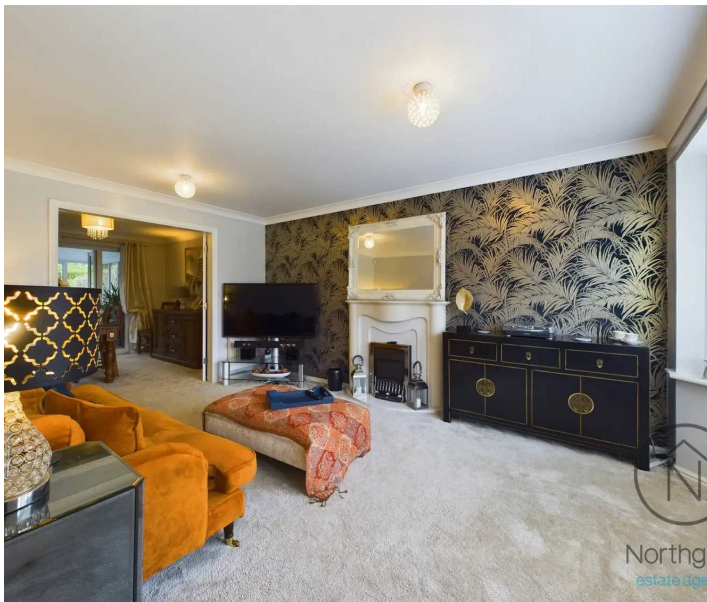
6'4" x 5'11" (1.95 x 1.82 m)

Bedroom Four:

8'8" x 8'6" (2.68 x 2.60 m)

Bathroom:

5'7" x 6'7" (1.71 x 2.03 m)





GARDEN

Gradens Front & Rear

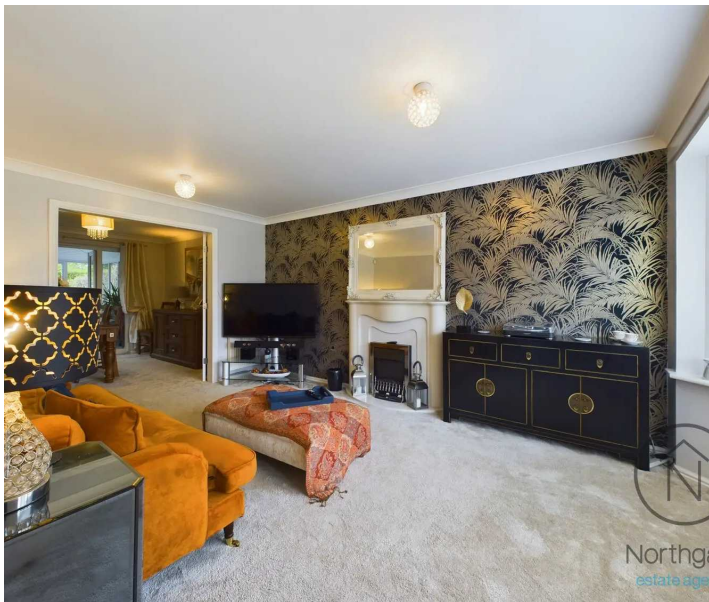
GARAGE

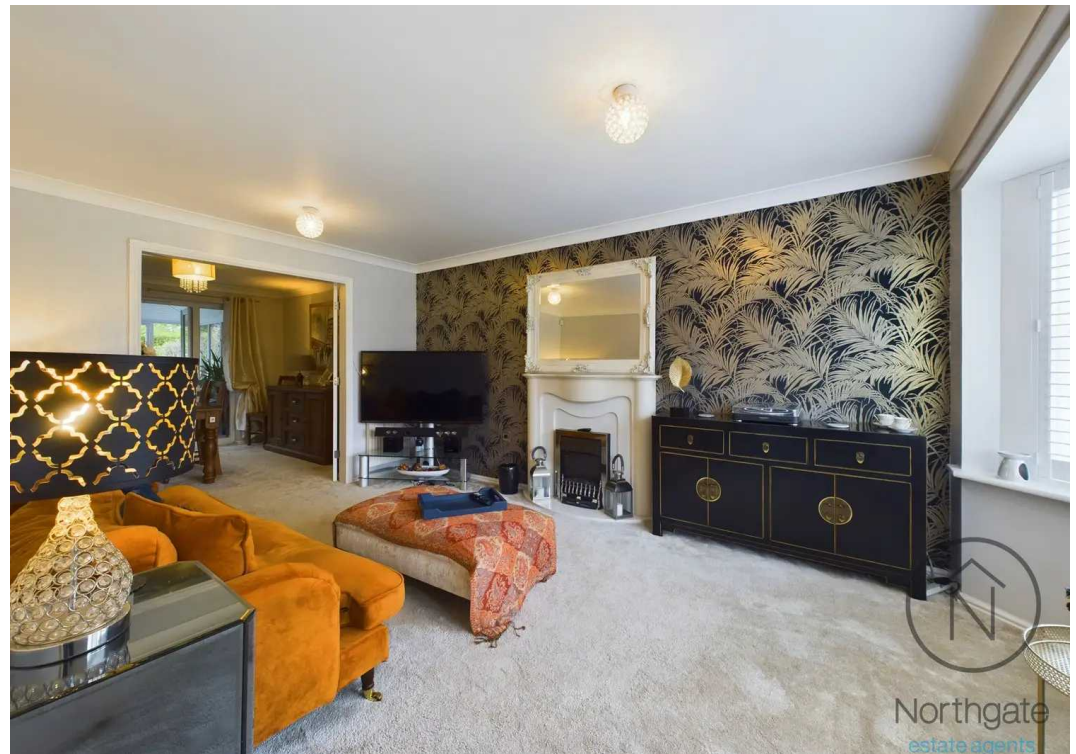
Single Garage

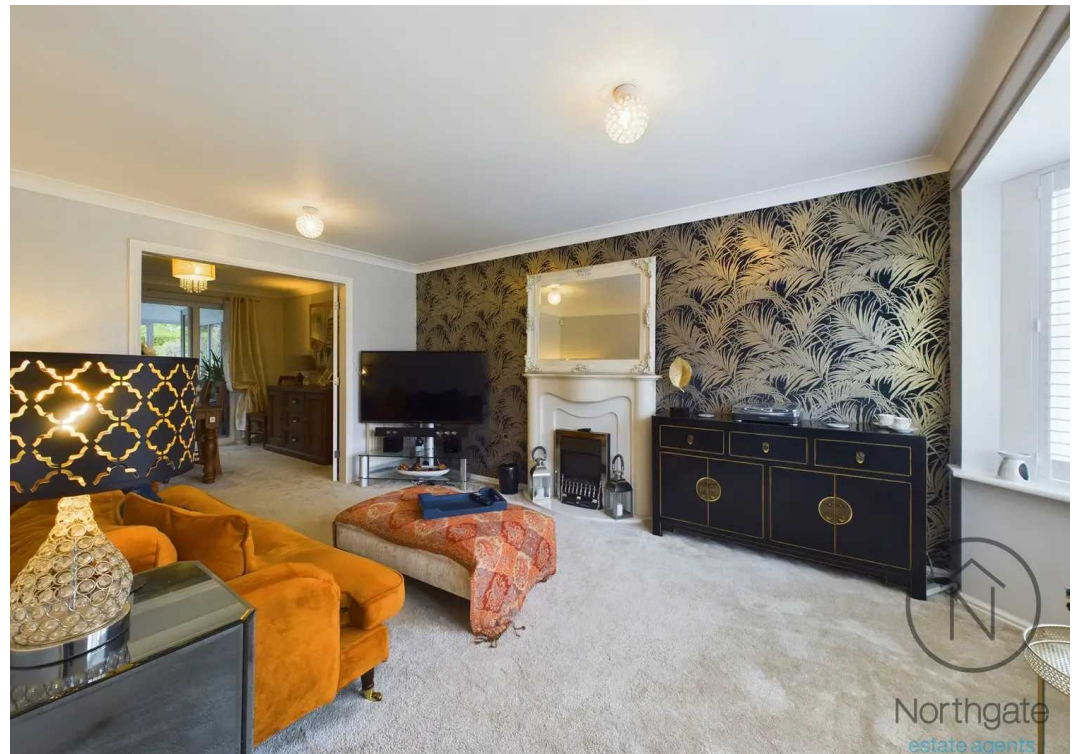
Single integral garage: 17'6" x 8'0" (5.35 x 2.44 m)

DRIVEWAY

2 Parking Spaces









Ground Floor



Floor 1

Approximate total area⁽¹⁾

1450.21 ft²

134.73 m²

Reduced headroom

3.43 ft²

0.32 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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