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Elderberry Close School Aycliffe, DL5 6GU

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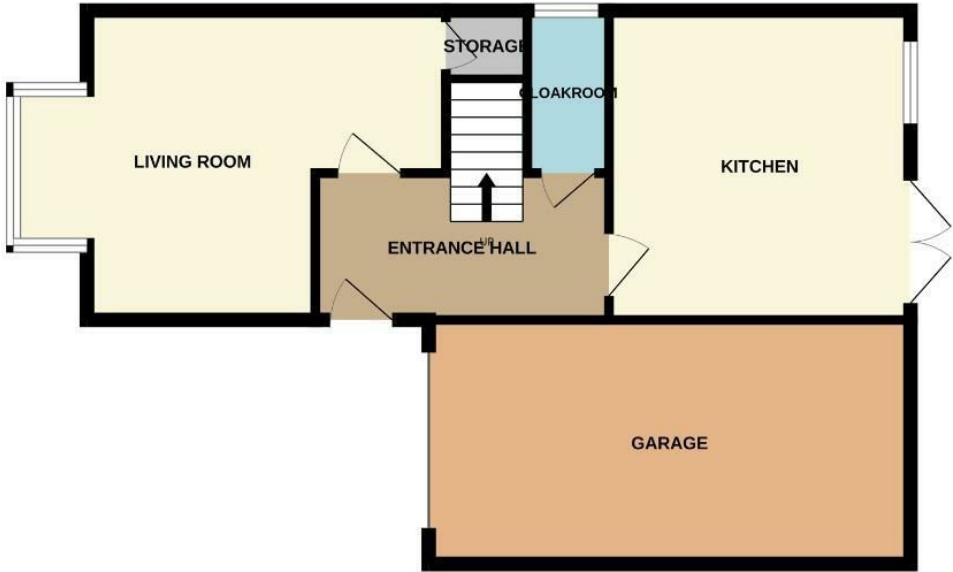
Offers In Excess Of £250,000

Modern three bedroomed, detached family home located on Elderberry Close in School Aycliffe. Finished to a high standard throughout and with a large rear lawned garden, double length block paved driveway and garage to front. This quiet and sought after village is just a short distance from nearby towns Newton Aycliffe and Bishop Auckland, which provide access to a variety of local amenities such as; supermarkets, high street stores, retail shops, healthcare facilities, schools and restaurants. There is a good public transport system in the area and the A68 and A1(M), for commuters.

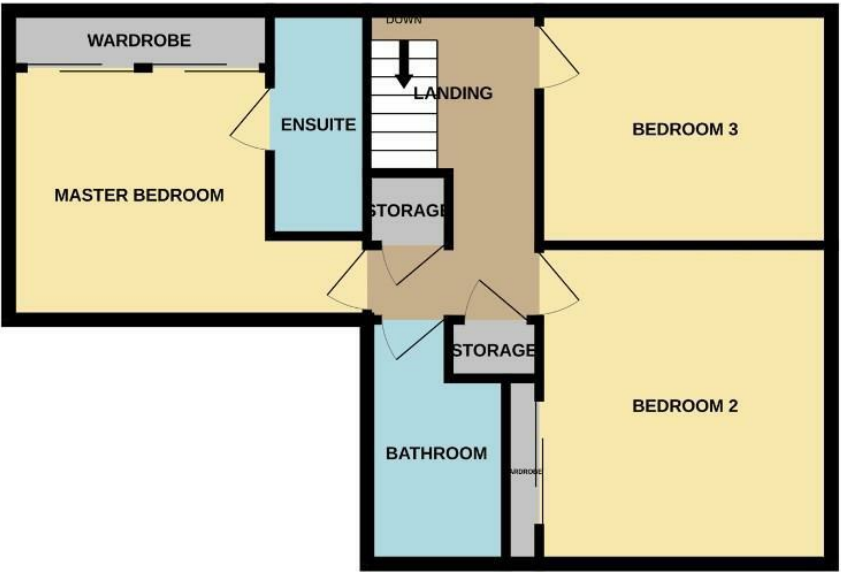
In brief the property comprises; an entrance hall leading through into the living room, kitchen and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, two further bedrooms and the family bathroom. Externally the property has a double length driveway leading to the single garage providing ample off street parking. Whilst to the rear there is an enclosed garden which is mainly laid to lawn, along with patio areas ideal for outdoor seating.

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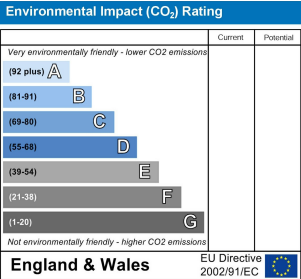
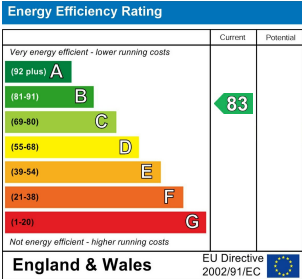
GROUND FLOOR



1ST FLOOR



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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Living Room

14'5" x 12'5"
Spacious living room located to the front of the property with bright, neutral decor, ample space for furniture and large bay window providing plenty of natural light.

Kitchen

12'5" x 12'1"
Modern kitchen fitted with a range of high gloss wall, base and drawer units with complementing work surfaces, splash backs and sink/drain unit. The space benefits from an integrated electric oven, gas hob, overhead extractor hood, dishwasher, washing machine and fridge/freezer. Space is available for further free standing appliances and French doors lead into the garden.

Cloakroom

6'6" x 3'3"
Downstairs cloakroom fitted with a wash hand basin, tiled splashbacks and WC.

Master Bedroom

14'5" x 10'5"
The generous master bedroom is great space with ample room for a king sized bed and furniture. It benefits from fitted wardrobes with sliding doors, neutral decor and window to the front elevation providing plenty of natural light.

Ensuite

9'2" x 3'8"
The ensuite to the master bedroom is fitted with a shower cubicle, wash hand basin, and WC.

Bedroom Two

The second bedroom is another great sized double room with fitted wardrobes with sliding doors, neutral decor and large window to the rear elevation.

Bedroom Three

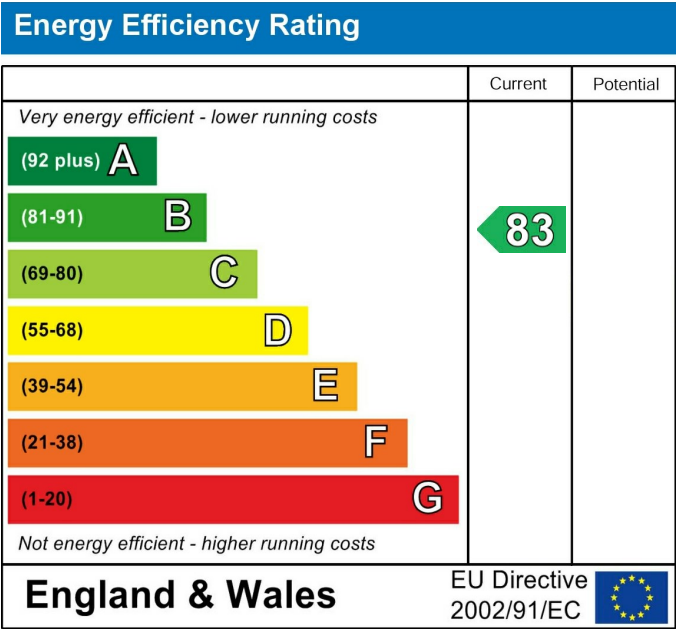
11'9" x 9'4"
The third bedroom is a large single bedroom with plenty of space for furniture, neutral decor and window overlooking the garden

Bathroom

9'10" x 5'6"
The modern bathroom is fitted with a panelled bath, wash hand basin and WC. Frosted window to the front elevation.

External

Externally the property has a double length driveway leading to the single garage providing ample off street parking. Whilst to the rear there is an enclosed garden which is mainly laid to lawn, along with patio areas ideal for outdoor seating.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





