

*Cherrytree Drive, School Aycliffe, DL5 6GG*  
*Offers in the region of £295,000*



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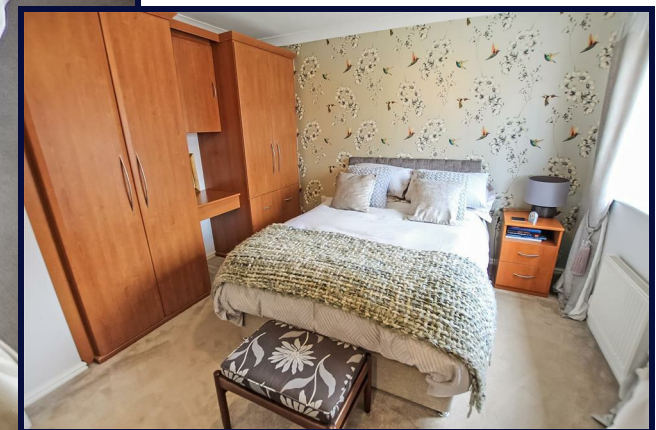
A beautifully presented DETACHED family home pleasantly situated overlooking a green to the front and ideally located on this popular semi-rural development. The double-fronted property features a well-proportioned dual aspect lounge with French doors, separate dining room, fitted kitchen/breakfast room with utility room and a ground floor WC. To the first floor bedrooms one and two feature an ensuite shower room whilst three bedrooms also have the benefit of built-in wardrobes. In addition there is a recently installed shower room/WC with contemporary white suite. Externally there is a lovely enclosed garden to the rear of the property with detached single garage.







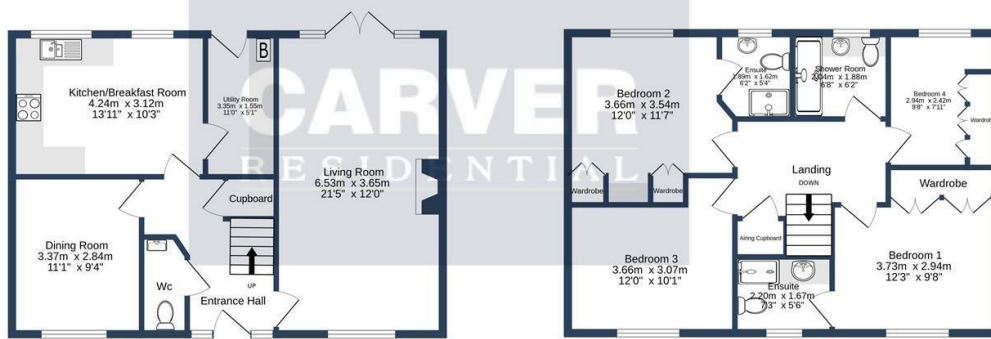
- Ground floor WC
- Well proportioned dual aspect lounge with French doors
- Separate dining room
- Fitted breakfast kitchen with utility room
- En-suite shower room/WC to principal bedroom
- En-suite shower room/WC to second bedroom
  - Attractive enclosed rear garden
  - Detached garage
- Lovely outlook to the front over greenery
- Popular location within Darlington Borough











GROUND FLOOR  
62.0 sq.m. (667 sq.ft.) approx.

1ST FLOOR  
62.0 sq.m. (668 sq.ft.) approx.

CHERRYTREE DRIVE, SCHOOL AYCLIFFE, DL5 6GG.

TOTAL FLOOR AREA : 124.0 sq.m. (1335 sq.ft.) approx.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

