





A beautifully presented, significantly improved and updated DETACHED family home enjoying a CORNER PLOT on this popular development in the Darlington Borough. The heart of the home is undoubtedly the fabulous open-plan fitted kitchen/dining room, complete with a central island and a host of integrated appliances, making it an ideal setting for family gatherings and culinary adventures. The ground floor also features a convenient study, perfect for those who work from home, as well as a utility room and a ground floor WC for added practicality. A large garden room with French doors invites natural light and seamlessly connects the indoor and outdoor spaces, enhancing the overall living experience. Upstairs, the principal bedroom is a true retreat, featuring built-in wardrobes and a private en-suite shower room/WC. Three additional bedrooms provide plenty of space for family or guests, with two of them sharing a well-appointed "Jack and Jill" en-suite shower room/WC. Bedrooms 2 and 3 have fitted drawers within the the wardrobes. Set on a generous corner plot, this property has been significantly improved and updated throughout with solar panels with battery storage, combination boiler, ensuring a contemporary living experience. The attractive enclosed side and rear gardens offer private outdoor space, perfect for enjoying sunny days or hosting barbecues. Rear garden includes includes a log cabin, fully equipped with power, lighting, and a TV point, offering versatile use such as a home office, studio, or hobby space. With an attached double garage with electric roller shutter doors, convenience is at the forefront of this home.







### Agents Notes

Tenure:- Freehold

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

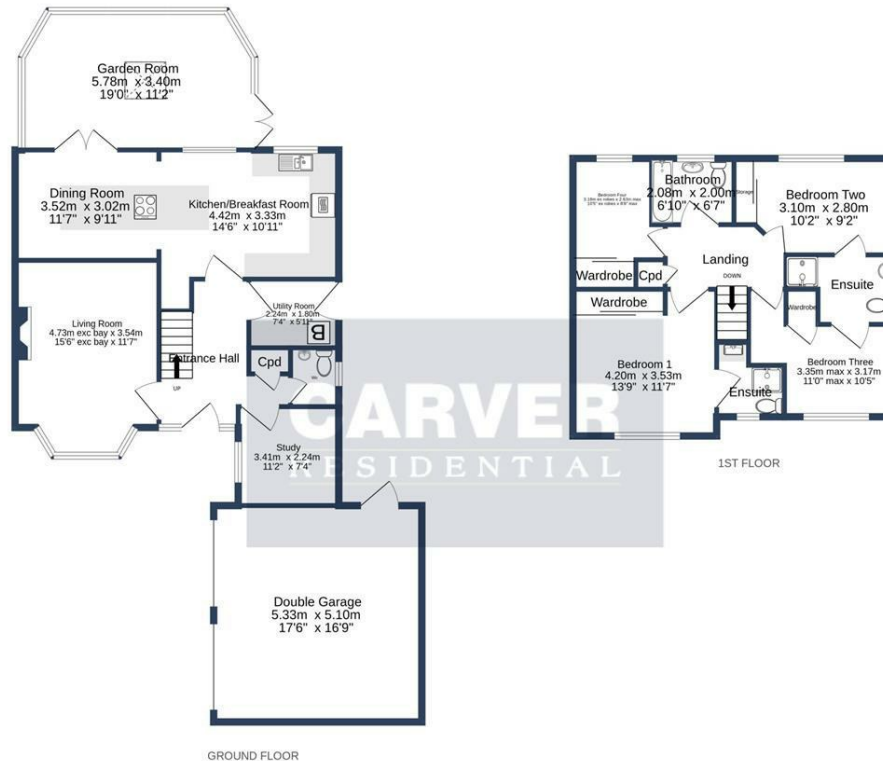
uPVC double glazing throughout

Council Tax:- Band E

Local Authority:- Darlington Borough Council

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ASPEN GROVE, SCHOOL AYCLIFFE, DL5 6GR.

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Made with Metreplex 6/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	94	94
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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