



Spindleberry Way, School Aycliffe, DL5 6GS  
4 Bed - House - Detached  
£315,000

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# Spindleberry Way School Aycliffe, DL5 6GS

Nestled in the tranquil cul-de-sac of Spindleberry Way, this splendid four-bedroom detached house in School Aycliffe presents an exceptional opportunity for modern family living. Constructed to a high standard, this home is set within a highly sought-after development, surrounded by the beauty of picturesque countryside while still offering convenient access to the A1M and the amenities of County Durham.

Upon entering, you are greeted by a welcoming hallway leading you into generous and stylish living spaces. The bright lounge, adorned with a charming bay window, provides a perfect setting for relaxation.

The heart of the home is undoubtedly the open-plan kitchen and breakfast room, which boasts integrated appliances and bi-fold doors that seamlessly connect to the private rear garden. This design is ideal for entertaining, allowing for a delightful flow between indoor and outdoor spaces. Practicality is further enhanced by a utility room with deep storage cupboard and a convenient ground-floor cloakroom/WC.

Upstairs, the master suite and bedroom two both serve as a serene retreat, complete with fitted wardrobes and a modern en-suite bathrooms. Two additional double bedrooms and a stylish family bathroom ensure ample accommodation for family and guests alike.

Outside, the property features a block-paved driveway leading to a single garage, alongside a beautifully established rear garden, perfect for family gatherings or quiet moments of relaxation. With high-quality fixtures and fittings throughout, as well as gas central heating and PVC double glazing, this home combines style with efficiency.

Set within a picturesque village, with scenic countryside walks just moments away, this property is ideal for those seeking a harmonious blend of rural charm and modern convenience. Viewing is highly recommended.

To arrange a viewing please call Robinsons on 01388 458111























## GROUND FLOOR

### Entrance Hall

### Lounge

18'2" x 10'7" (5.56 x 3.23)

### Kitchen/Dining Room

20'11" x 9'4" (6.38 x 2.85)

### Utility

10'0" x 5'11" (3.05 x 1.81)

### WC

## FIRST FLOOR

### Landing

### Bedroom 1

14'5" x 10'8" (4.41 x 3.26)

### En-suite

### Bedroom 2

15'0" x 10'5" (4.59 x 3.19)

### En-suite

### Bedroom 3

10'11" x 9'2" (3.34 x 2.80)

### Bedroom 4

10'2" x 9'8" (3.10 x 2.97)

### Family Bathroom

## EXTERNAL

### AGENTS NOTES

lectricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 9 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band E (£2899 Min)

Energy Rating: D

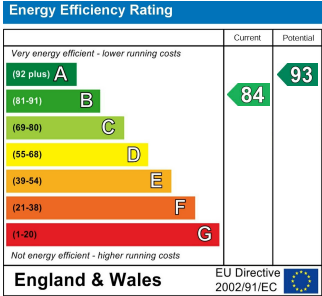


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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