



**10 SPINDLEBERRY WAY, SCHOOL AYCLIFFE, NEWTON AYCLIFFE,
COUNTY DURHAM, DL5 6GS
£240,000**

****SELLERS ARE HAPPY TO CONTRIBUTE £1,000.00GBP TO LEGAL FEES****

We are delighted to offer for sale this immaculately presented three bedroom detached property located within the modern residential Oaklands development constructed by Miller Homes in School Aycliffe.

The property is tastefully decorated throughout and ready to move in to. Warmed by dual zone gas central heating and with the benefit of UPVC Double Glazing.

In brief the accommodation comprises: entrance hall, lounge, kitchen/diner, utility and WC to the ground floor. To the first floor there are Three good sized bedrooms, one with an en-suite, as well as the family bathroom/wc.

Externally the property benefits from a large driveway for off street parking, single integral Garage with electric car charging point. The rear Garden has been



ENTRANCE HALLWAY

LOUNGE

10'6" x 17'5" (3.21 x 5.31)

Bright and spacious living room located to the front of the property, with neutral décor, ample space for furniture and window to the front elevation.

KITCHEN/DINER

17'1" x 14'6" (5.21 x 4.44)

The kitchen is fitted with a range of modern, wall, base and drawer units, complimenting work surfaces, tiled splash backs and sink/drainers unit. Benefiting from integrated appliances including; an oven, hob, overhead extractor hood, dishwasher and fridge freezer.

UTILITY

6'3" x 5'4" (1.92 x 1.64)

The utility room provides space for a washing machine and additional storage.

GROUND FLOOR WC

fitted with a WC and wash hand basin.

FIRST FLOOR

BEDROOM ONE

13'5" x 13'5" (4.11 x 4.09)

The master bedroom provides space for a king sized bed, further furniture, built in wardrobes and window to the front elevation.

EN SUITE

The ensuite contains a single shower cubicle, WC, wash hand basin and towel rail.

BEDROOM TWO

10'5" x 13'4" (3.20 x 4.08)

The second bedroom is another large double bedroom, with space for further furniture and window to the front elevation.

BEDROOM THREE

8'1" x 11'3" (2.47 x 3.45)

The third bedroom is a large single bedroom, window to the rear elevation.

BATHROOM/WC

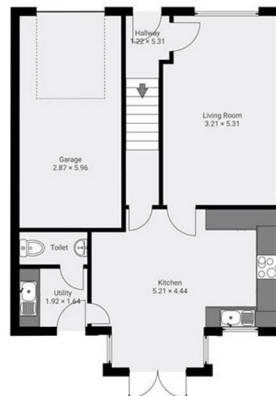
The bathroom contains both a panelled bath and single shower cubicle, WC and handbasin .

EXTERNALLY

Externally the property benefits from a large driveway for off street parking, single integral Garage. The rear Garden has been landscaped and benefits from a summerhouse.

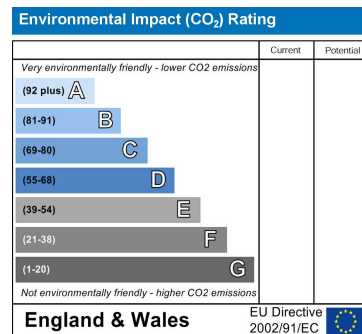
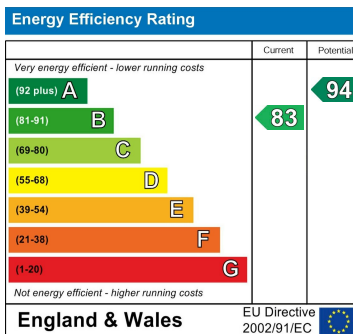
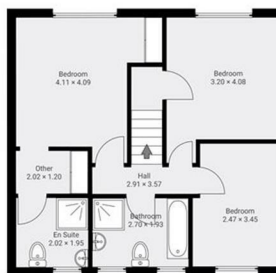
▼ Ground Floor

ROOMS: 6



▼ 1st Floor

ROOMS: 7



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

