



VENTURE  
PLATINUM

Magnolia Close | School Aycliffe  
Offers Over £280,000



This modern four bedroomed detached property comes to the market and benefits from a ample off street parking, modern kitchen, four double bedrooms and the benefit of a jack and jill en-suite. The property also benefits from gas central heating with a 7 year guarantee, Upvc double glazing and ground floor cloakroom/w.c.

The home is ready to move into condition and would suit a variety of purchasers.

In brief the property comprises : Entrance Hallway, Downstairs Cloakroom, Lounge/Dining Room, Kitchen/Diner, Four Double Bedrooms, Jack and Jill En-suite to Master, Family Bathroom and Gardens.

Viewing is recommended.

#### Entrance Hallway

A spacious entrance hallway with composite front door, staircase to first floor, storage cupboard, internal door opening to the integral garage and double doors leading into the lounge/diner.

#### Downstairs Cloakroom

Upvc double glazed window to the front, w/c and wash hand basin.

#### Lounge / Diner 7.85m x 3.30m (25'9 x 10'10)

Open plan living area with upvc double glazed bay window to the front with two radiators and French doors leading out onto the garden.

#### Kitchen / Breakfast 5.26m x 4.04m (max) (17'3 x 13'3 (max))

A particularly spacious room to the rear of the property comprehensively fitted with a range of white gloss floor and wall mounted units with integrated appliances including a built-in stainless steel fan assisted electric oven with four ring electric induction hob and extractor fan above, a built-in fridge and freezer, built-in automatic washing machine and built-in dishwasher and half glazed door opening to the rear garden.

#### First Floor

Galleried landing and access to the loft via drop down ladder.

#### Bedroom One 4.11m x 3.33m (13'6 x 10'11)

Upvc double glazed window to the front of the property with built-in six door wardrobes.

#### Jack and Jill En-Suite

Upvc double glazed window to the front, walk in shower, w/c and wash hand basin.

#### Bedroom Two 3.61m x 3.30m (11'10 x 10'10)

Upvc double glazed window to the front and radiator

#### Bedroom Three 3.43m x 3.15m (11'3 x 10'4)

Upvc double glazed window to the rear and radiator.

#### Bedroom Four 3.33m x 2.36m (10'11 x 7'9)

Upvc double glazed window to the rear and radiator.





#### Family Bathroom

Upvc double glazed window to the side, panelled bath, w/c and wash hand basin.

#### Externally

An open plan lawned garden to the front with double width driveway and side pedestrian access. There is an enclosed garden to the rear with lawn and patio area.





Council Tax  
Band E

Tenure  
Freehold

**Note**

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not

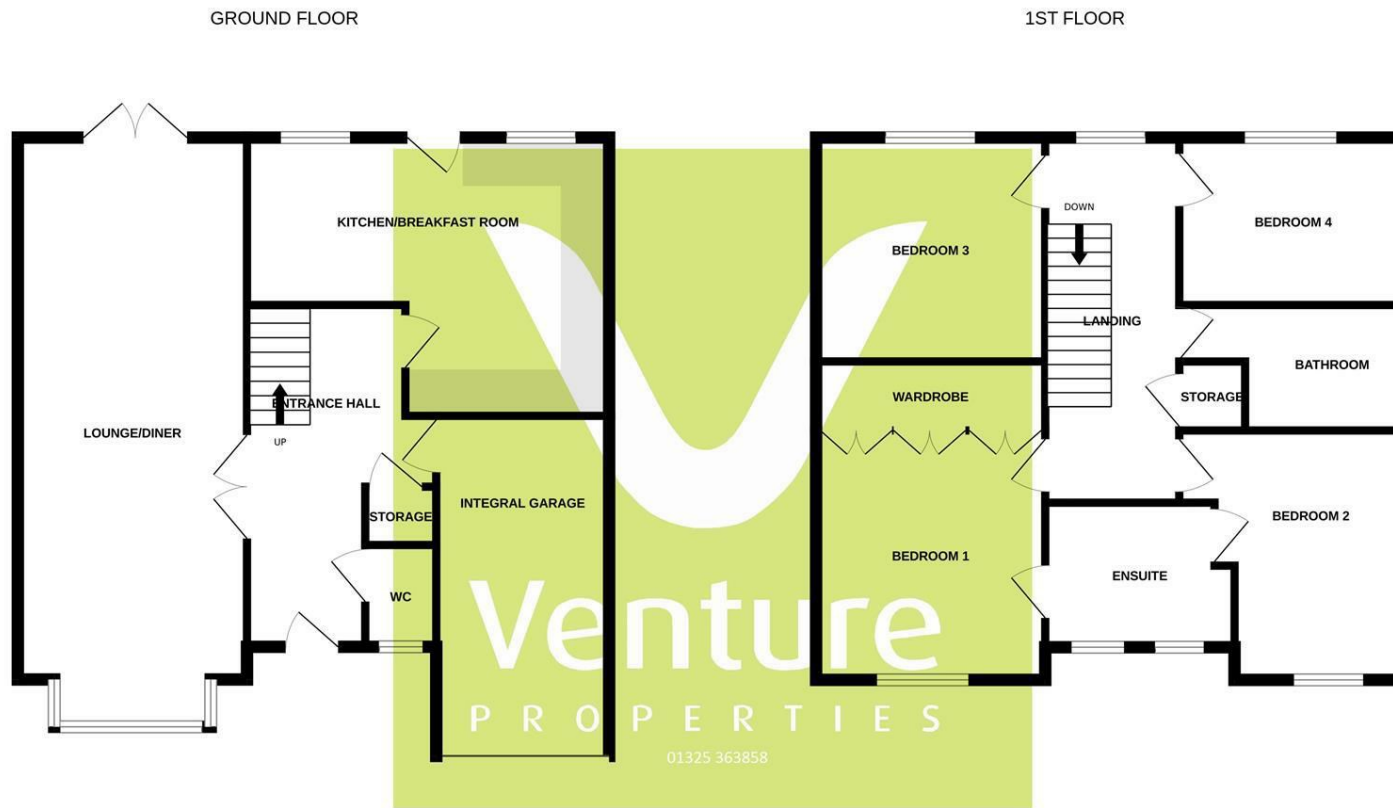


guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house





# 3. Magnolia Close | School Aycliffe



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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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