



5 Menville Close

School Aycliffe, Newton Aycliffe, DL5 6TH



Robin Jessop

AN INDIVIDUALLY APPOINTED PROPERTY IN A QUIET AND SOUGHT AFTER LOCATION

- Individual Detached Property
- Popular Village Location
- Modernised Throughout
- Three Double Bedrooms
- Three Reception Rooms
- Two Attached Garages
- Parking on Driveway
- Guide Price: Offers Over £325,000
- Viewing Strictly by Appointment Only

SITUATION

Newton Aycliffe 1.5 miles, A1(M) Interchange at Newton Aycliffe 3 miles, Darlington 7 miles, Durham 14 miles, Teesside 20 miles and A19 Interchange 22 miles. (All distances are approximate).

5 Menville Close is pleasantly situated in a quiet cul-de-sac within the popular village of School Aycliffe. The village is in close proximity to the larger centres of Newton Aycliffe, Darlington and Durham which offer a wide range of services and facilities. It is also nearby to the A1(M) and A19 which brings Newcastle, Leeds and York into a commutable distance.

DESCRIPTION

5 Menville Close is a spacious three bedroom house with two attached garages, ample parking and an attractive south facing garden.

Internally, the property offers spacious accommodation set over two floors. The property is entered into via a useful hallway with downstairs W.C, which leads to the modern kitchen with stylish grey wall and floor units, breakfast bar and integrated appliances.



The kitchen then runs into the dining room which could over time be integrated to create a large kitchen diner. From the dining room you then enter the garden room which overlooks the south facing garden. The remaining ground floor accommodation is made up by the large living room with sliding doors into the garden.

The first floor comprises a large spacious landing which offers access to the three double bedrooms. The principal bedroom offers a very large room with built in wardrobes and a dressing area, the second bedroom comprises another large double bedroom with ensuite and the final bedroom again is a large double but it could also be utilised as a home office. Finally, the first floor is finished off by the very large family bathroom.

Externally the property is complemented by a south facing garden with patio area to the rear, which is perfect for alfresco dining. The garden also features a modern greenhouse and a timber shed. The front of the property features driveway parking for a number of vehicles and two large attached garages, which could with the relevant planning permissions be used to further extend the ground floor accommodation. Half of one of the garages has been converted to create a workshop.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.



BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///essay.goggle.sound

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band E.

SERVICES

Mains electricity, water and drainage. Gas fired central heating. Broadband connection available.

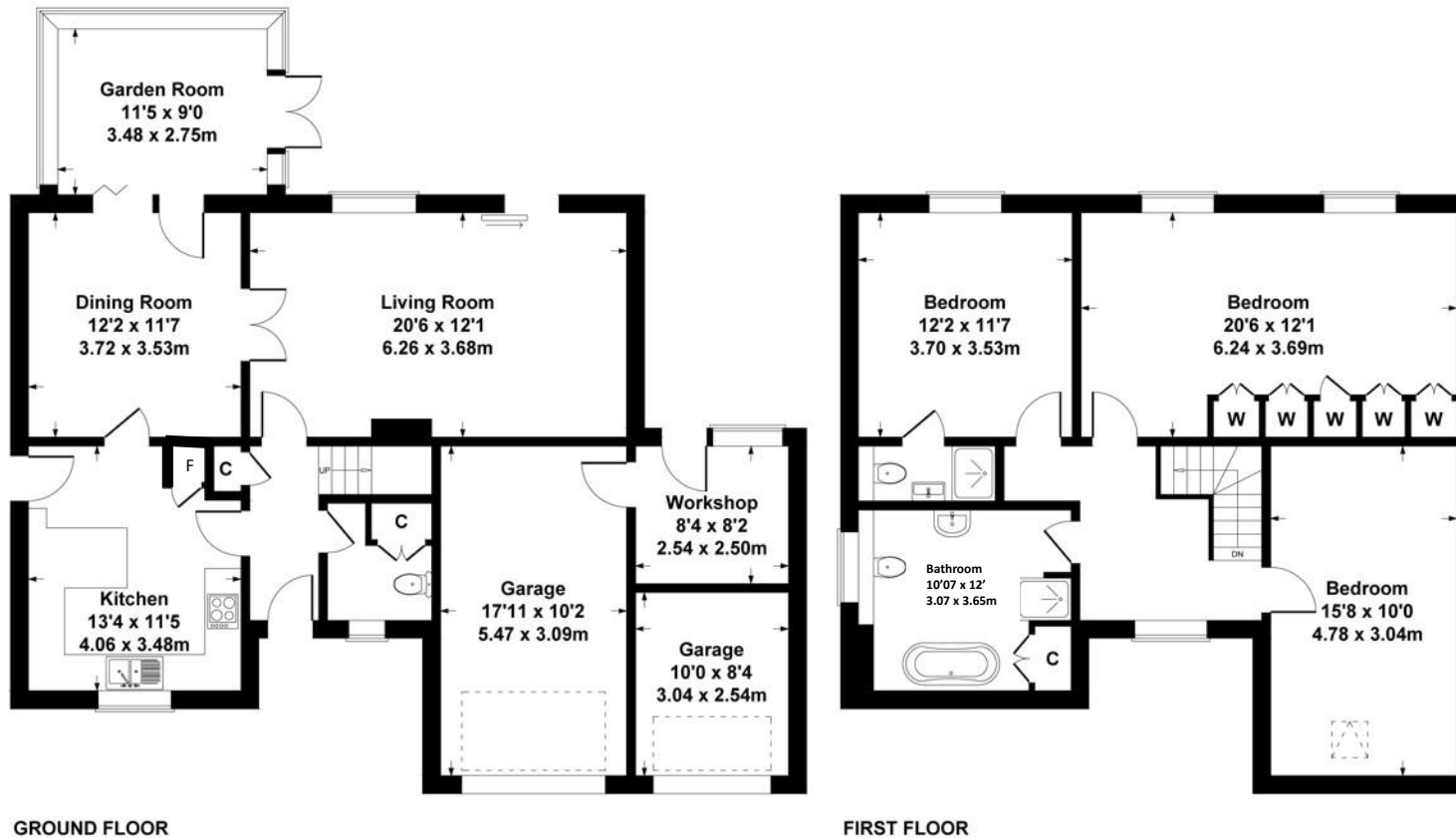
LOCAL AUTHORITY

Durham County Council, County Hall, Aykley Heads, Durham DH1 5UL



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Approximate gross internal area
184 sq m - 1981 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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