



## 6 BINCHESTER CROFT, SCHOOL AYCLIFFE, NEWTON AYCLIFFE, DL5 6TG

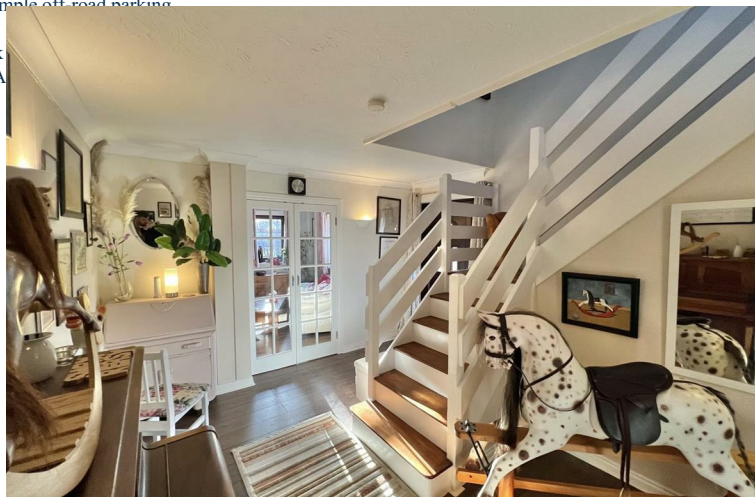
### Offers In The Region Of £350,000

Occupying a delightful position on a generous plot, this is an exceptionally well-presented and substantial detached family home offering flexible, well-proportioned accommodation.

The ground floor comprises a spacious entrance hall, an impressive lounge with a log-burning stove and an opening through to the conservatory, which features UPVC double-glazed French doors leading out to the garden. There is also a separate dining room, a well-equipped kitchen fitted with a range of floor and wall units and integrated appliances, a utility room, and a separate W.C.

To the first floor, the substantial master bedroom suite includes fitted wardrobes and an en-suite bathroom with shower. There are three further double bedrooms and a newly re-fitted main family bathroom, which now features both a bath and a walk-in corner shower cubicle.

Externally, the property boasts a wonderful large, mature lawned garden to the rear with attractive patio areas, and a smaller lawned garden with a pond to the front. A double garage and extensive driveway provide ample off-road parking.



LOUNGE  
23'07 x 11'09 (7.19m x 3.58m )

DINING ROOM  
11'03 x 10'06 (3.43m x 3.20m )

CONSERVATORY  
20'06 x 13'01 (6.25m x 3.99m )

KITCHEN  
13'05 x 11'03 (4.09m x 3.43m )

UTILITY  
11'03 x 8'5 (3.43m x 2.57m )

BEDROOM ONE  
15' x 12'06 (4.57m x 3.81m )

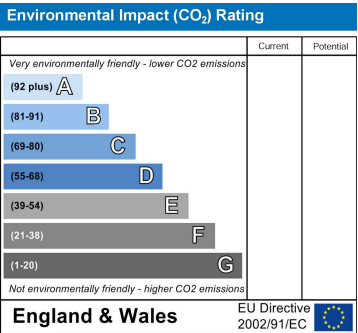
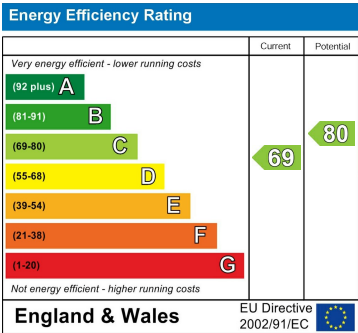
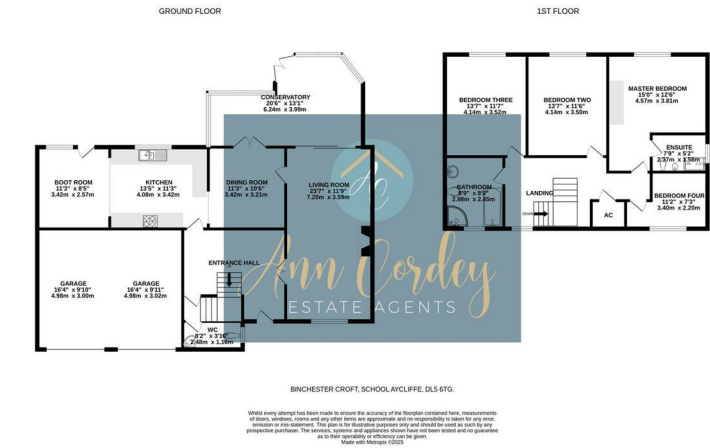
EN SUITE  
7'9 x 5'2 (2.36m x 1.57m)

BEDROOM TWO  
13'07 x 11'06 (4.14m x 3.51m )

BEDROOM THREE  
13'07 x 11'07 (4.14m x 3.53m )

BEDROOM FOUR  
11'2 x 7'3 (3.40m x 2.21m)

BATHROOM  
9'9 x 8 (2.97m x 2.44m)



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.

