



Cypress Grove

Newton Aycliffe DL5 6GP

Offers Over £125,000





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# Cypress Grove

Newton Aycliffe DL5 6GP



- Three Bedroom End Link Property
- Epc Rating C
- No Chain

- Double Glazed & Central Heated
- Garden To Rear
- Parking Bay To Front

- Council Tax Band C
- Downstairs W/C
- Modern Design

## \*\*\*STAR BUY\*\*\* REDUCED FOR A LIMITED PERIOD

Located in the desirable Chestnuts Development of School Aycliffe, this three-bedroom end-link house presents an excellent opportunity for both first-time buyers and families alike. The property is offered to the market with no onward chain, ensuring a smooth and efficient purchasing process.

Upon entering, you will find a well-proportioned living space that is both inviting and functional, perfect for modern living. The three bedrooms provide ample accommodation, making it an ideal home for those seeking comfort and space.

The property boasts a convenient parking bay, allowing for easy access and peace of mind. Additionally, the rear garden offers a private outdoor space, perfect for relaxation or entertaining guests during the warmer months.

With its prime location in School Aycliffe, residents will benefit from a friendly community atmosphere and easy access to local amenities, schools, and transport links. This home is not just a property; it is a place where memories can be made.

Do not miss the chance to view this delightful home in a sought-after area. It is a perfect blend of comfort, convenience, and community living.

### Entrance Hall

With WC/Cloak room.

### Lounge (Reception)

107 x 13'11 (3.23m x 4.24m)

Large living space with double glazed French doors leading out into the garden. Wood effect flooring and neutrally decorated. TV and phone point.

### Kitchen

15'2 x 7'3 (4.62m x 2.21m)

Modern range of wall and floor units with integrated kitchen including oven, hob and extractor, dish washer, fridge/freezer and washing machine.

### Ground Floor Cloakroom

With a low level w.c. and wash hand basin

### Bedroom One

Large double bedroom, neutrally decorated with large built in wardrobe and double glazed windows overlooking front parking.

### Bedroom Two

9'5 x 7'3 (2.87m x 2.21m)

Good sized bedroom with built in cupboard, overlooking rear garden.

### Bedroom Three

6'5 x 7'8 (1.96m x 2.34m)

Single bedroom with double glazed window overlooking rear garden.

### Bathroom

5'6 x 6'7 (1.68m x 2.01m)

Modern tiled bathroom, with three piece suite including W/C, hand basin with shower over the bath.

### Garden

Enclosed rear garden.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area: No

Flood Risk: Very low

Floor Area: 807 ft 2 / 75 m 2

Plot size: 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

60 Mbps

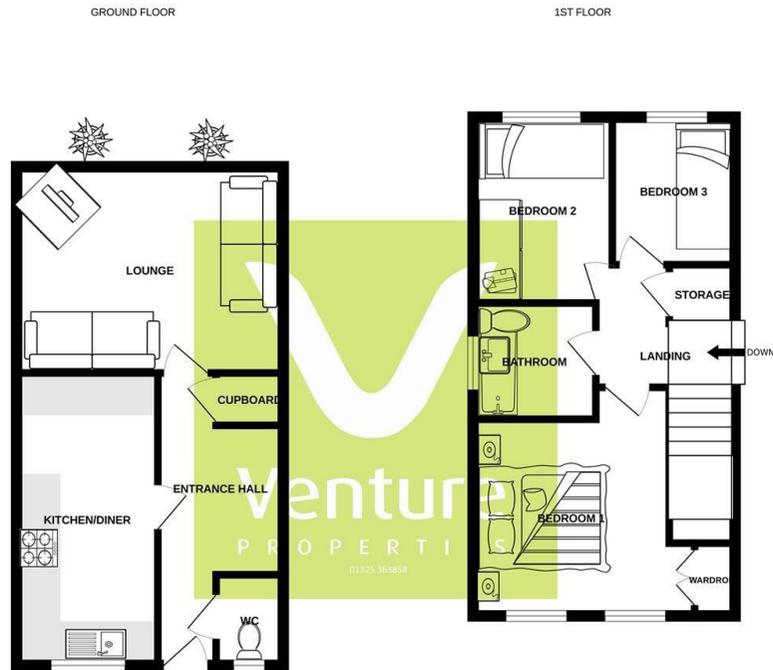
Satellite / Fibre TV Availability

BT

Sky

### Note

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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. Made with letroplan ©2025



## Property Information

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