



# CARVERS

SALES & LETTINGS

Sheppards Croft

School Aycliffe, DL5 6TD

Offers in the region of £390,000

Bungalow - Detached



A stunning 4 BEDROOM detached bungalow enjoying a lovely private aspect in this quiet cul-de-sac location. The property has been significantly updated and improved by our clients and the property can fail but to impress the discerning purchaser. As you enter the entrance hallway, you are greeted by a large, naturally lit living room, enhanced by part-glazed oak bi-folding doors that seamlessly connect to a separate dining room. This dining area features a sliding patio door that leads to a delightful conservatory, perfect for enjoying the garden views throughout the seasons. The fabulous modern fitted kitchen/breakfast room is a chef's dream, equipped with a host of integrated appliances that make cooking a pleasure. The principal bedroom is a true retreat, complete with an en-suite WC for added convenience. Three further generously sized bedrooms ensure that there is plenty of space for family or guests. The luxurious wet room/WC adds a touch of elegance to the home. Set on a sizeable corner plot, the property benefits from an extensive driveway that can accommodate up to eight vehicles, complete with remote-controlled side lighting for added security and convenience. A detached double garage provides additional storage or parking options. The beautifully enclosed rear gardens are a standout feature, offering a tranquil space with a well-maintained lawn and patio area, perfect for outdoor gatherings or simply enjoying a quiet moment in a private setting. This bungalow is not just a home; it is a lifestyle choice, combining modern living with the charm of a peaceful neighbourhood.











- Significantly improved detached bungalow enjoying generous corner plot
- uPVC double glazed conservatory
- 4 bedrooms, (principal bedroom with en-suite WC)
- Driveway suitable for parking a number of vehicles with remote controlled side lighting
- Beautiful landscaped gardens enjoying a high degree of privacy
- Large living room with bi-fold doors opening to separate dining room
- Fabulous modern fitted kitchen/breakfast room with integrated appliances
- Luxurious wet room/WC
- Detached double garage
- Quiet cul-de-sac location

## Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band E

Local Authority:- Durham County Council

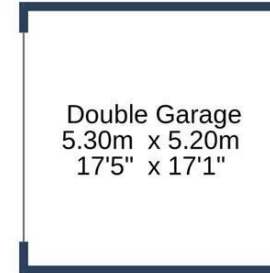
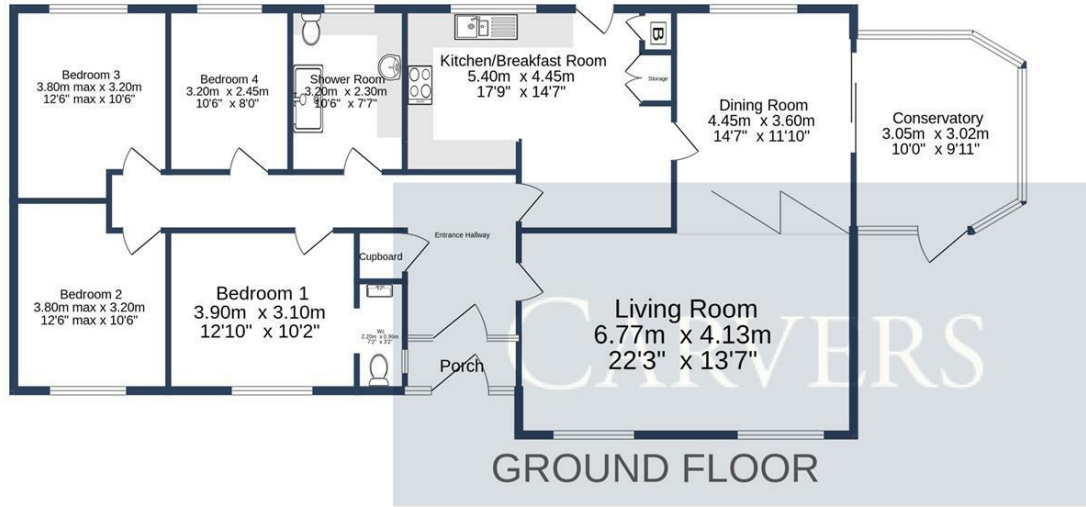
## Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Property size taken from EPC  
1474.00 sq ft

SHEPPARDS CROFT, SCHOOL AYCLIFFE. DL5 6TD.

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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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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