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Cherrytree Drive School Aycliffe, Newton Aycliffe, DL5 6GG

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Price £300,000

Four bedroomed detached, family home located on Cherrytree Drive in School Aycliffe. Finished to a high standard throughout with a large rear garden, driveway and garage. This quiet and sought after village is just a short distance from nearby towns Newton Aycliffe and Bishop Auckland, which provide access to a variety of local amenities such as; supermarkets, high street stores, retail shops, healthcare facilities, schools and restaurants. There is a good public transport system in the area and the A68 and A1(M), for commuters.

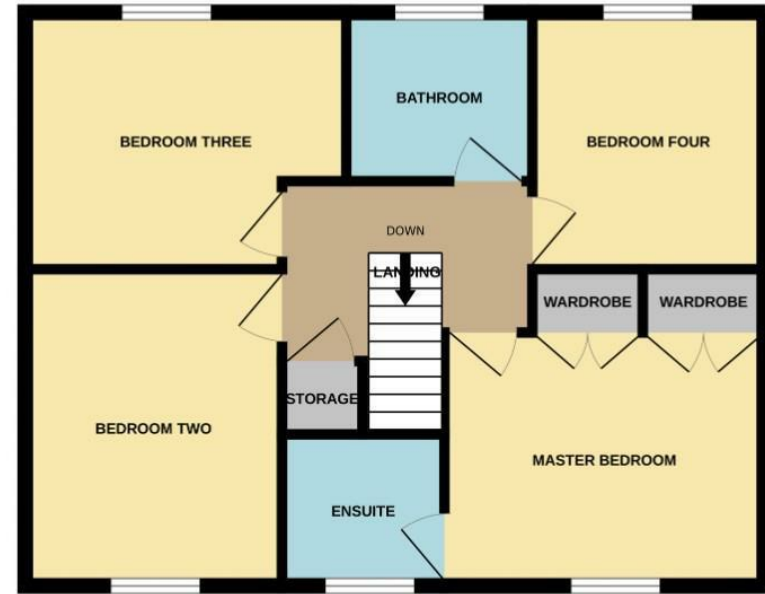
In brief the property comprises; an entrance hall leading into the living room/diner, study, kitchen, utility room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three further bedrooms and family bathroom. Externally the property has a large enclosed garden, mainly laid to lawn, with decking ideal for outdoor furniture and established perimeter borders. There is a driveway and single garage providing off street parking.

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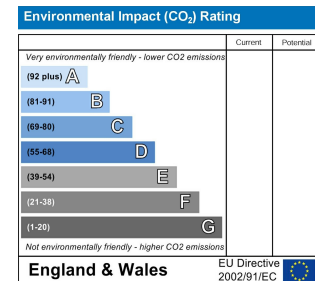
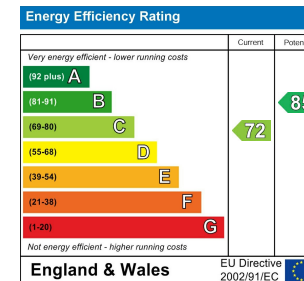
GROUND FLOOR



1ST FLOOR



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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Living Room

21'5" x 11'10"

Bright and spacious living room, providing ample space for furniture, benefiting from neutral decor along with a window to the front elevation as well as doors to the rear leading out into the garden.

Kitchen

12'1" x 9'5"

The kitchen is fitted with range of contemporary wall, base and drawer units, complementing work surfaces, splash backs and sink/drain unit. Benefiting from integrated appliances and window to the rear overlooks the garden.

Study

10'5" x 9'6"

The second reception room is another good size, currently utilised as a home office, however could be used as a family room or dining room. Bay window to the front elevation.

Utility Room

8'10" x 4'11"

The utility room provides additional storage along with space for a washing machine and dryer.

Cloakroom

6'4" x 3'8"

Fitted with a WC and wash hand basin.

Master Bedroom

12'1" x 9'10"

The master bedroom is a large double bedroom, with space for a king sized bed, further furniture and access leading into the ensuite.

Ensuite

6'2" x 5'7"

The ensuite contains a single shower cubicle, WC and wash hand basin.

Bedroom Two

11'9" x 9'3"

The second bedroom is again another generous double bedroom.

Bedroom Three

12'1" x 9'6"

The third bedroom is a good size double bedroom.

Bedroom Four

9'5" x 8'8"

The fourth bedroom is a large single bedroom.

Bathroom


6'10" x 6'3"

The family bathroom contains a panelled bath with perimeter tiles, WC and wash hand basin.

External

Externally the property has a large enclosed garden, mainly laid to lawn, with decking ideal for outdoor furniture and established perimeter borders. There is a driveway and single garage providing off street parking.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







