



CARVERS
SALES & LETTINGS

Hawthorn Drive
School Aycliffe, DL5 6GH
Offers in the region of £315,000

House - Detached



****NO ONWARD CHAIN**** A beautiful, significantly improved and updated, detached family home enjoying an enviable position the the outskirts of the estate and overlooking greenery and woodland to the front.

As you enter, you are greeted by a welcoming hallway that leads to a convenient ground floor WC. The bay-windowed living room is a highlight, offering picturesque views of the surrounding woodland and greenery, creating a serene atmosphere.

The heart of the home is undoubtedly the modern open-plan fitted kitchen and dining room, which comes equipped with integrated appliances, making it ideal for family gatherings and culinary adventures. Adjacent to this space is a delightful uPVC double-glazed conservatory, perfect for enjoying the garden views throughout the year.

The first floor features four well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room and WC, ensuring privacy and convenience. The additional three bedrooms come with built-in wardrobes, providing ample storage space for all your needs.

Set on a corner plot, the property offers parking for a number of vehicles, along with an integral single garage. The landscaped enclosed rear garden is a wonderful outdoor space, perfect for children to play or for hosting summer barbecues.

With its lovely views across greenery and woodland, this home is situated in a popular location within the Darlington Borough, making it an ideal choice for families and professionals alike. This property truly represents a fantastic opportunity to secure a modern family home in a sought-after area.



- Detached
- Bay-windowed living room
- uPVC conservatory
- "Jack & Jill" en-suite serving two further bedrooms
- Lovely view to the front across greenery and woodland
- Ground floor WC
- Fabulous open plan modern fitted kitchen/dining room with integrated appliances
- Principal bedroom with built-in wardrobes and en-suite shower room/WC
- Landscaped rear garden with driveway and integral single garage

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band D

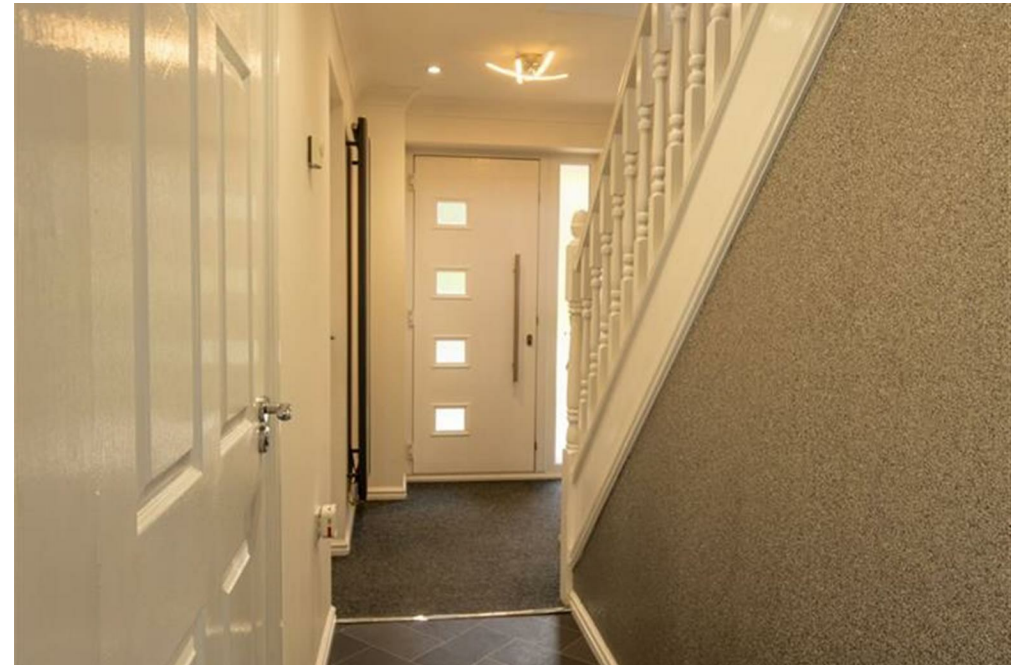
Local Authority:- Darlington Borough Council

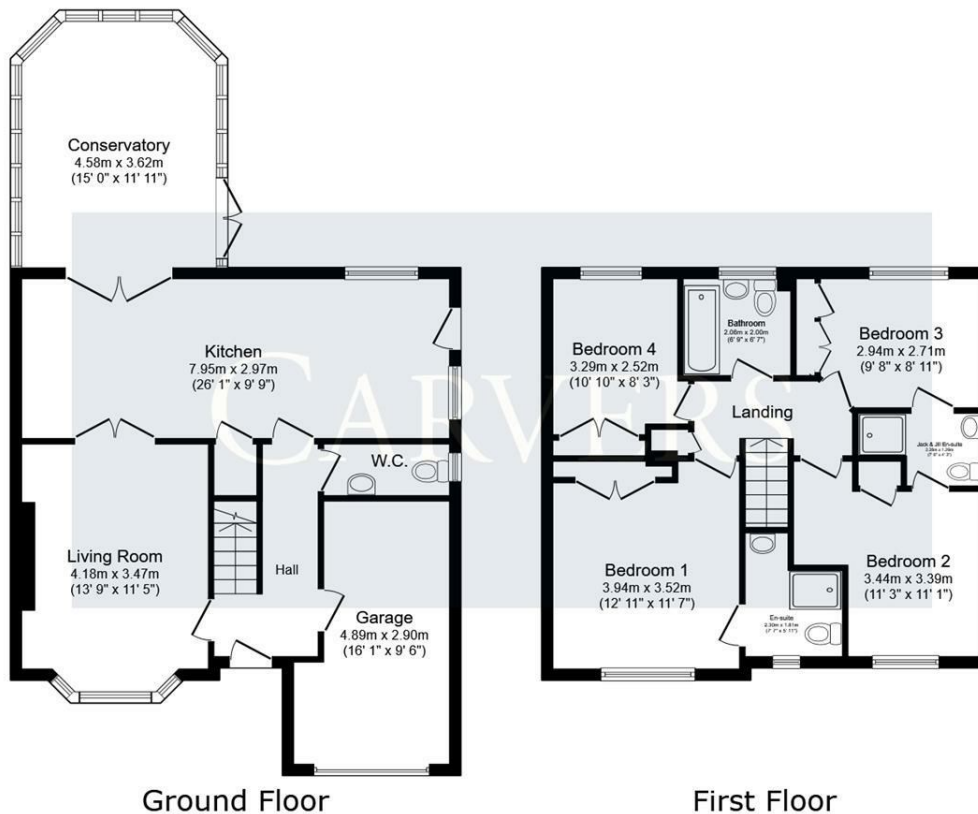
Buyer(s) Identification Checks

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	78
	EU Directive 2002/91/EC	

Property size taken from EPC
1399.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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