CARVERS

SALES & LETTINGS

Cherrytree Drive

School Aycliffe, DL5 6GG

Offers over £274,000

House - Detached

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REDUCED Enjoying a lovely position overlooking a green to the front on this popular development in the Darlington Borough, this double-fronted detached family home features a sizeable dual aspect lounge with walk-in bay and French doors, bay-windowed dining room, modern fitted kitchen with utility room and en-suite shower room/WC.

Upon entering, you are greeted by an inviting hallway that leads to a convenient ground-floor WC. The dual aspect lounge is a highlight, featuring a charming walk-in bay and French doors that open seamlessly to the rear garden, creating a wonderful space for relaxation and entertaining. The bay-windowed dining room, currently utilised as a study, provides a versatile area that can adapt to your needs. The modern fitted kitchen is equipped with a range of integrated appliances and is complemented by a useful utility room, ensuring practicality for everyday living.

The principal bedroom, located at the front of the house, includes built-in wardrobes and an en-suite shower room/WC, offering a private retreat. Three additional bedrooms provide ample space for family or guests, while the family bathroom caters to the needs of the household.

Outside, the enclosed rear garden is a delightful feature, complete with a wood-decked area, patio, and a lawned garden, perfect for outdoor gatherings or quiet afternoons in the sun. A double width driveway leads to a detached garage with a side pedestrian door adds further convenience, providing additional storage or parking for your vehicles.

Positioned overlooking a green space, this property is situated within a popular development and is just a short drive from Darlington, Newton Aycliffe, Bishop Auckland, and the A1M, making it an excellent choice for those seeking both tranquillity and accessibility. This home truly offers a wonderful opportunity for modern living in a sought-after location.

- Double-fronted detached property
- Separate dining room with bay window
- Fitted kitchen with utility room
- Three further bedrooms
- Double width driveway with detached single garage
- Dual aspect lounge with bay window and French doors opening to rear garden
- Ground floor WC
- Built-in wardrobes to principal bedroom with en-suite shower room/WC
- Family bathroom/WC
- Delightful position overlooking green to the front

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators - boiler replaced 2021), electricity & drainage

uPVC double glazing throughout

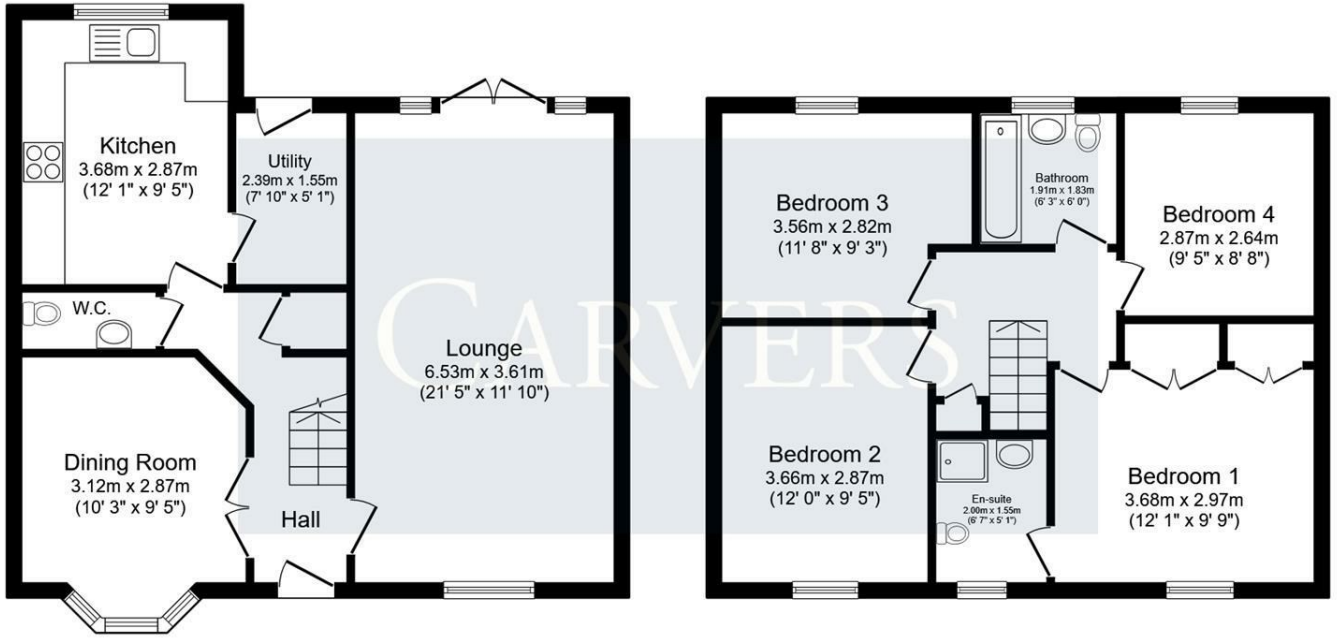
Council Tax:- Band D
Local Authority:- Durham County Council

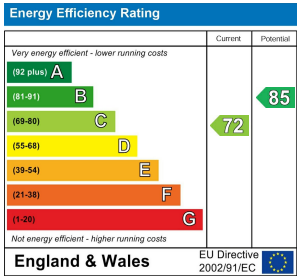
Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential 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)





Property size taken from EPC
1270.00 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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