



**CARVERS**  
SALES & LETTINGS

Juniper Close  
School Aycliffe, DL5 6GN  
Offers in the region of £390,000

House - Detached





A fabulous, significantly improved 5 BEDROOM detached family home enjoying a generous corner plot with extensive parking and lovely open views to the front over greenery and woodland. The property is presented to a particularly high standard throughout having undergone a comprehensive programme of refurbishment in recent years and the discerning purchaser would fail but to be impressed with the standard of finish throughout. An internal viewing will reveal an inviting entrance hallway with ground floor WC, dining room to the front, large living room with French doors opening to the rear garden and a recently installed kitchen/breakfast room with built-in stainless steel cooking appliances and dishwasher. The first floor principal bedroom features a range of built-in wardrobes and recently installed en-suite shower room/WC. There is a "Jack & Jill" en-suite shower room/WC serving two bedrooms whilst the family bathroom/WC features a luxurious contemporary suite. Externally there are landscaped gardens to the rear with parking to the front for a number of vehicles leading to the integral double garage.





















- **\*SOLD BY CARVERS\*\***
- Large living room with French doors opening to rear garden with separate dining room to the front
- Principal bedroom with built-in wardrobes and en-suite shower room/WC
- Luxurious family bathroom/WC
- Integral double garage
- Extensive corner plot with parking for a number of vehicles
- Beautiful fitted kitchen with central island
- "Jack & Jill" en-suite shower room/WC serving the second and third bedrooms
- Fabulous landscaped enclosed rear gardens
- Lovely views to the front over greenery and woodland

## Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators - boiler replaced 2023), electricity & drainage  
uPVC double glazing throughout  
EV charge point

Council Tax:- Band E

Local Authority:- Durham County Council

## Buyer(s) Identification Checks

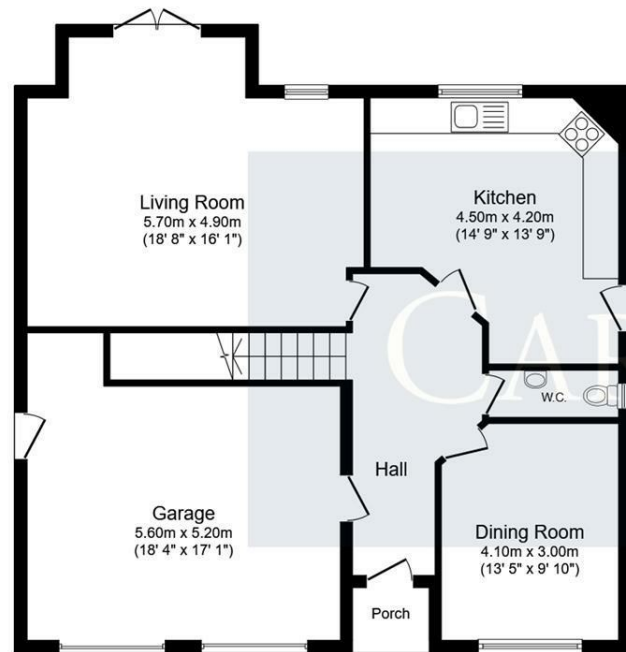
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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

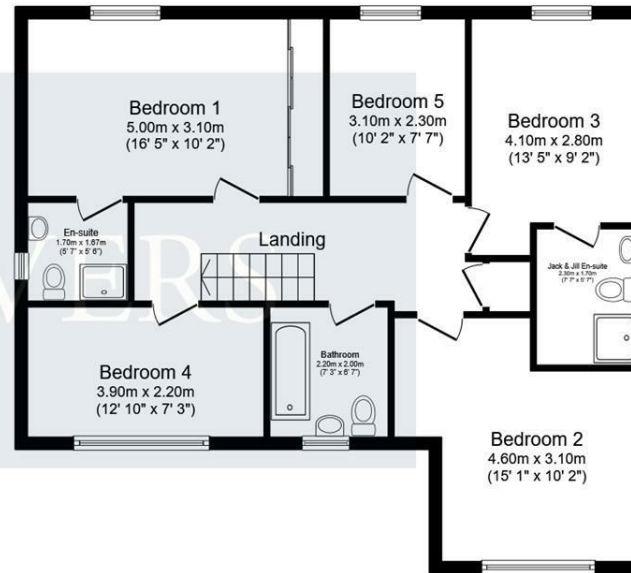
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)







Ground Floor



First Floor

| 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>                            |         |           |
| (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  
1625.00 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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