



3 HAWTHORN DRIVE, SCHOOL AYCLIFFE, NEWTON AYCLIFFE, DL5 6GH

Offers In The Region Of £325,000

Pleasantly positioned on a generous and highly private plot, this impressive four-bedroom detached residence offers spacious and well-presented accommodation throughout and must be viewed to be fully appreciated. The property benefits from ample off-street parking, an integral garage and an attractive frontage enhanced by mature greenery, providing both a pleasant outlook and an added sense of privacy. There is also no onward chain.

To the rear, the beautifully landscaped garden has been thoughtfully designed to create an excellent outdoor entertaining space, featuring raised planted borders, a porcelain patio and an elevated seating area. Enjoying a high degree of privacy, the garden provides the perfect setting for relaxation and family enjoyment.

Internally, the accommodation is both welcoming and practical. The entrance hallway leads to a comfortable lounge situated to the front elevation, which flows seamlessly into the dining area and impressive kitchen/diner to the rear. The current owners have thoughtfully opened up this space to create a superb open-plan family hub, complemented by a contemporary refitted kitchen. The hallway also provides access to the integral garage and a useful ground floor WC.

To the first floor, a spacious landing leads to four well-proportioned bedrooms. Bedrooms Two and Three are served by a convenient Jack and Jill shower room, whilst the family bathroom is fitted with a modern white suite comprising a panelled bath, wash hand basin and WC. The principal bedroom further benefits from a recently refitted en-suite shower room, completing the accommodation on offer.



LOUNGE
13'6" × 11'2" (4.14 × 3.42)

KITCHEN
9'8" × 26'1" (2.97 × 7.96)

WC
2'11" × 8'0" (0.91 × 2.46)

CONSERVATORY
13'10" × 11'2" (4.24 × 3.42)

GARAGE
16'0" × 9'2" (4.89 × 2.80)

BEDROOM ONE
11'6" × 12'11" (3.52 × 3.94)

EN SUITE
5'11" × 7'6" (1.81 × 2.30)

BEDROOM
11'1" × 11'3" (3.39 × 3.44)

BEDROOM
9'7" × 8'10" (2.94 × 2.71)

BEDROOM
8'3" × 10'9" (2.52 × 3.29)

BATHROOM
6'9" × 6'6" (2.06 × 2.00)

JACK AND JILL
7'5" × 4'2" (2.28 × 1.29)

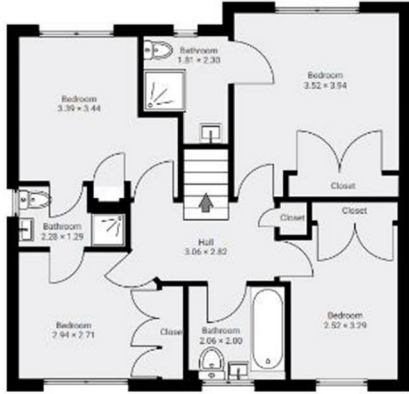
▼ Ground Floor

ROOMS: 7



▼ 1st Floor

ROOMS: 12



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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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