



6 BINCHESTER CROFT, SCHOOL AYCLIFFE, NEWTON AYCLIFFE, DL5 6TG

Offers In The Region Of £350,000

Occupying a delightful position on a generous plot, this is an exceptionally well-presented and substantial detached family home offering flexible, well-proportioned accommodation.

The ground floor comprises a spacious entrance hall, an impressive lounge with a log-burning stove and an opening through to the conservatory, which features UPVC double-glazed French doors leading out to the garden. There is also a separate dining room, a well-equipped kitchen fitted with a range of floor and wall units and integrated appliances, a utility room, and a separate W.C.

To the first floor, the substantial master bedroom suite includes fitted wardrobes and an en-suite bathroom with shower. There are three further double bedrooms and a newly re-fitted main family bathroom, which now features both a bath and a walk-in corner shower cubicle.

Externally, the property boasts a wonderful large, mature lawned garden to the rear with attractive patio areas, and a smaller lawned garden with a pond to the front. A double garage and extensive driveway provide ample off-road parking.



LOUNGE

23'07 x 11'09 (7.19m x 3.58m)

DINING ROOM

11'03 x 10'06 (3.43m x 3.20m)

CONSERVATORY

20'06 x 13'01 (6.25m x 3.99m)

KITCHEN

13'05 x 11'03 (4.09m x 3.43m)

UTILITY

11'03 x 8'5 (3.43m x 2.57m)

BEDROOM ONE

15' x 12'06 (4.57m x 3.81m)

EN SUITE

7'9 x 5'2 (2.36m x 1.57m)

BEDROOM TWO

13'07 x 11'06 (4.14m x 3.51m)

BEDROOM THREE

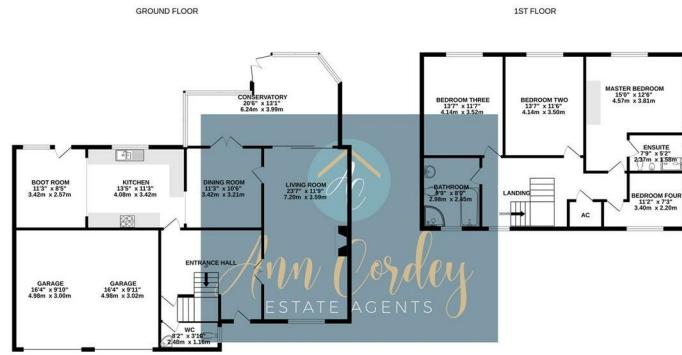
13'07 x 11'07 (4.14m x 3.53m)

BEDROOM FOUR

11'2 x 7'3 (3.40m x 2.21m)

BATHROOM

9'9 x 8 (2.97m x 2.44m)



BINCHESTER CROFT, SCHOOLCLIFFE, DLS 6TG.

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 inaccuracy. The floorplan is for illustrative purposes only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or remaining useful life.

Made with Metriplot 02025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	69	
(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 (CO₂) 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.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

