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Smythsons Close  
School Aycliffe, DL5 6TB

**Offers in the region of £330,000**

Bungalow - Detached  
3 Bedroom/s  
2 Bathroom/s

A beautifully presented DETACHED BUNGALOW, significantly improved, enjoying a quiet setting within a cul-de-sac of similar style properties. The property boasts a welcoming entrance hallway that leads into a spacious living/dining room. This area is bathed in natural light, thanks to the patio doors that open directly onto the private rear garden, creating an ideal space for both relaxation and entertaining. The fitted kitchen/breakfast room is well-equipped, providing a delightful space for culinary pursuits, while the adjoining utility room adds practicality to daily living. The principal bedroom is a true retreat, featuring built-in mirrored wardrobes and a recently installed en-suite shower room/WC, ensuring convenience and privacy. Two additional double bedrooms offer ample space for family or guests, complemented by a luxurious family bathroom that includes a separate fully tiled shower cubicle. Outside, the property is equally impressive, with an extensive block-paved driveway leading to a detached double garage. The enclosed private rear garden is a serene oasis, featuring a lawn and patio area, perfect for outdoor gatherings or quiet evenings. With gas central heating, radiators, and uPVC double glazing throughout, this bungalow is not only stylish but also energy-efficient. The boiler has been recently replaced in October 2025, ensuring peace of mind for the new owners. This property is a rare find, combining modern living with a peaceful location, making it an ideal choice for families or those seeking a serene lifestyle. School Aycliffe is ideally placed for access to nearby Heighington, Darlington, Newton Aycliffe and the A1M.





- Large living/dining room with patio door opening to rear garden
- Utility room
- En-suite shower room/WC
- Ample parking leading to detached garage
- Lovely cul-de-sac consisting of detached bungalows
- Fitted kitchen/breakfast room
- Principal bedroom with built-in wardrobes
- Family bathroom/WC with separate shower
- Private enclosed rear gardens
- Beautifully presented throughout

**Agents Notes**

Tenure:- Freehold

Mains gas, (central heating to radiators / boiler replaced October 2025), electricity & drainage

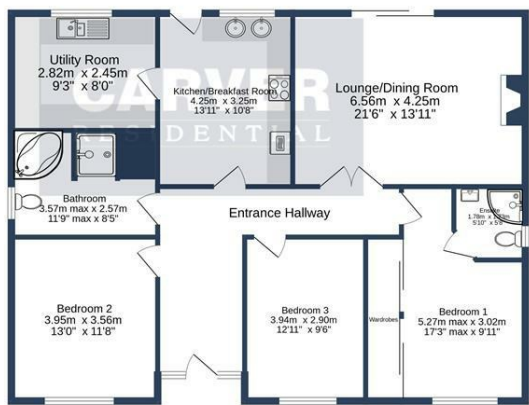
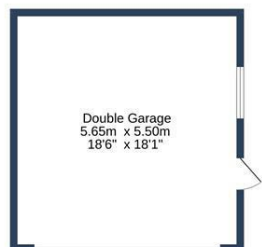
uPVC double glazing throughout

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.



GROUND FLOOR

SMYTHSON'S CLOSE, SCHOOL AYCLIFFE, DL5 6TB.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>		69	
(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	

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MAB 6202



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