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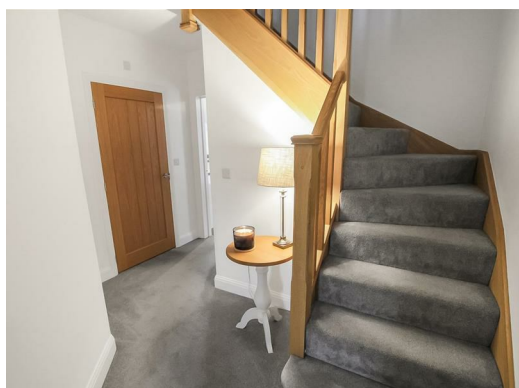
Spindleberry Way
School Aycliffe, DL5 6GS

Offers in the region of £435,000

House - Detached
5 Bedroom/s
3 Bathroom/s

A beautifully presented, significantly enhanced and improved, detached family home occupying a generous corner plot with sizeable enclosed rear gardens. Upon entering, you are greeted by an inviting hallway featuring a solid oak staircase and a convenient ground-floor WC. The living room is a warm and welcoming space, enhanced by a solid fuel stove, perfect for cosy evenings. The heart of the home is undoubtedly the magnificent open-plan kitchen and dining area, which is equipped with a host of high-end integrated appliances. The sliding patio doors seamlessly connect the indoor space to the private, landscaped rear garden, creating an ideal setting for entertaining or simply enjoying the outdoors. The principal bedroom is generously sized and includes built-in wardrobes along with an en-suite shower room/WC, providing a private retreat. The second bedroom also features built-in wardrobes and an en-suite shower room/WC, while three additional bedrooms offer ample space for family or guests, with two of them also benefiting from built-in storage. The family bathroom/WC is thoughtfully designed, complete with a separate corner shower cubicle for added convenience. Set on a generous corner plot, the property offers extensive parking, along with an integral double garage with pedestrian access from the utility room. The sizeable enclosed rear garden features both lawn and patio areas, perfect for outdoor activities or relaxation. Additional features include uPVC double glazing, gas central heating to radiators, and the remaining balance of the builder's NHBC warranty. Located in a popular area close to Heighington Village, Darlington, and the A1M for easy access North and South, this property is not to be missed. It presents a wonderful opportunity for those seeking a modern family home in a convenient and attractive location.





Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

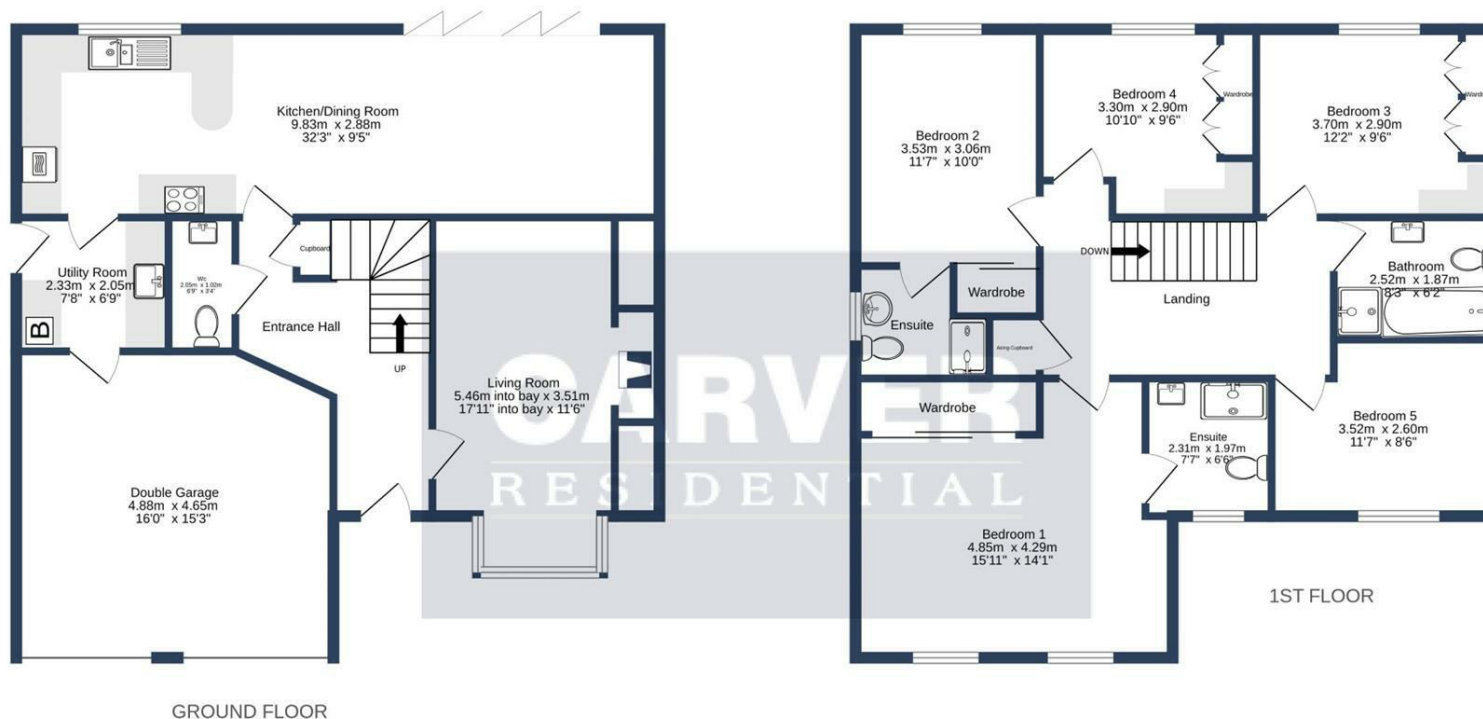
uPVC double glazing throughout

Council Tax:- Band E

Local Authority:- Darlington Borough 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	85	
(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	

SPINDELBERRY WAY, SCHOOL AYCLIFFE, DL5 6GS.

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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MAB 6202



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