



Occupying a lovely CUL-DE SAC location consisting of individually designed detached dwellings we present to the open this DETACHED BUNGALOW with DOUBLE GARAGE and offered for sale with NO ONWARD CHAIN. Upon entering, you are greeted by a spacious entrance hallway, complete with built-in storage cupboards, providing ample space for your belongings. The living room is a welcoming area, perfect for unwinding after a long day. The separate dining room has a patio door opening to a bright conservatory, allowing for an abundance of natural light and a lovely view of the private rear gardens.

The fitted kitchen/breakfast room is both functional and inviting, catering to all your culinary needs.

The property features three generous bedrooms, two of which are equipped with built-in wardrobes, ensuring plenty of storage space. The family bathroom/WC is thoughtfully designed, featuring a separate corner shower cubicle for added convenience. Outside, the extensive block-paved driveway offers an abundance of parking for a number of vehicles and leads to a detached double garage, perfect for those with multiple cars or requiring additional storage. The private enclosed gardens at the rear provide a serene retreat, overlooking fields and a nature reserve, making it an ideal spot for enjoying the outdoors. School Aycliffe is ideally located for access to nearby Heighington Village, where a host of amenities can be found, as well as Newton Aycliffe, Darlington and the A1M.





Agents Notes

Tenure:- Freehold

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

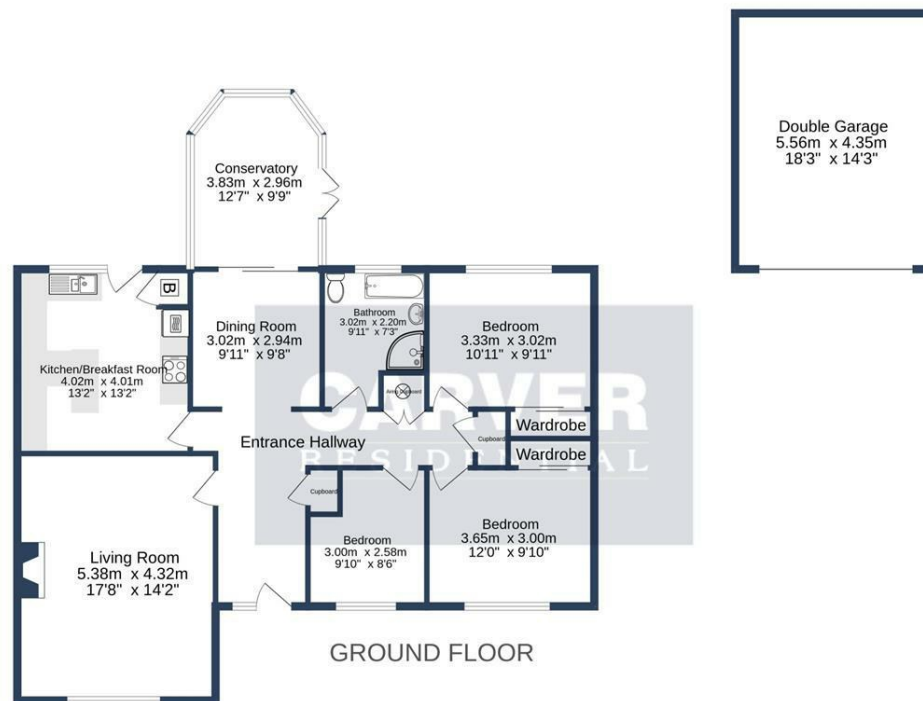
uPVC double glazing throughout

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.



THURSBY CLOSE, SCHOOL AYCLIFFE, DL5 6TF

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
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
	66	74

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MAB 6202



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