



Cherrytree Drive, School Aycliffe, DL5 6GG
4 Bed - House - Detached
£300,000

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Cherrytree Drive

School Aycliffe, DL5 6GG

Nestled on the tranquil Cherrytree Drive in the charming village of School Aycliffe, this impressive four-bedroom detached family home offers a perfect blend of comfort and modern living. Built in 2004, the property spans an inviting 1,270 square feet and is finished to a high standard throughout.

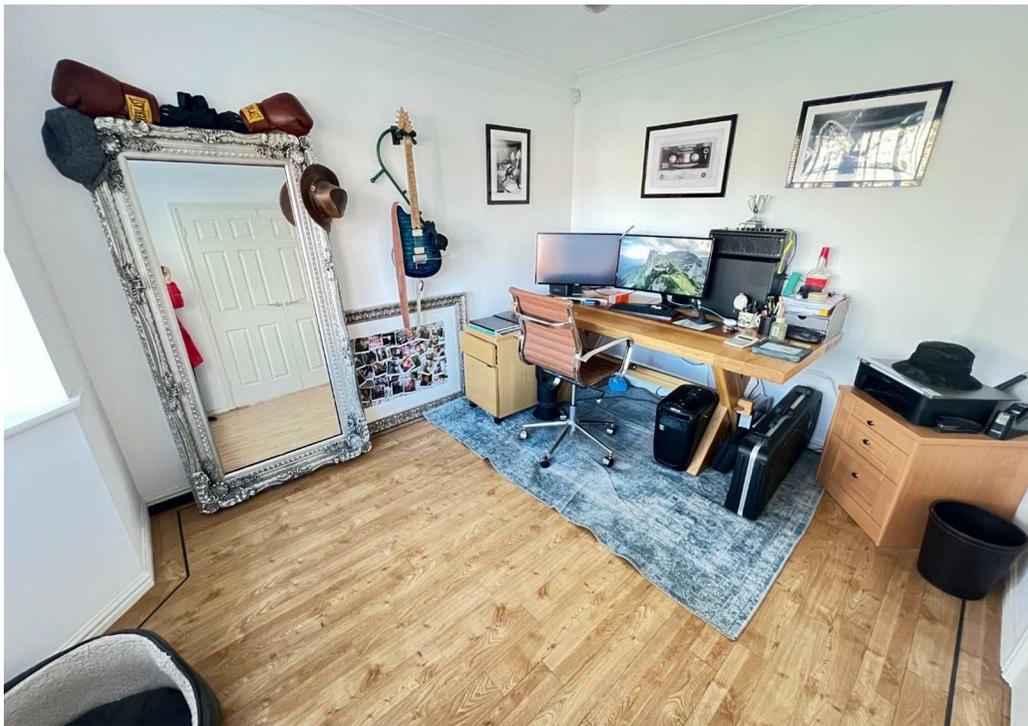
Upon entering, you are greeted by a spacious entrance hall that leads into a bright and airy living room/diner, ideal for family gatherings and entertaining guests. The ground floor also features a versatile study, a well-appointed kitchen, a convenient utility room, and a cloakroom, ensuring ample space for everyday living.

As you ascend to the first floor, you will find the master bedroom complete with an ensuite bathroom, providing a private retreat. Three additional bedrooms offer flexibility for family, guests, or even a home office, while the family bathroom serves the needs of the household.

The exterior of the property is equally impressive, boasting a large enclosed garden that is predominantly laid to lawn, perfect for children to play or for hosting summer barbecues. A lovely decking area provides an ideal spot for outdoor furniture, allowing you to enjoy the serene surroundings. The property also benefits from a driveway and a single garage, offering convenient off-street parking.

Located just a short distance from the bustling towns of Newton Aycliffe and Bishop Auckland, residents can easily access a variety of local amenities, including supermarkets, retail shops, healthcare facilities, schools, and restaurants. The area is well-served by public transport, with the A68 and A1(M) nearby, making it an excellent choice for commuters.

This delightful family home on Cherrytree Drive is a rare find, combining modern living with the peace of village life. It is an opportunity not to be missed.









GROUND FLOOR

Entrance Hall

Lounge

21'5 x 11'10 (6.53m x 3.61m)

Dining Room

10'3 x 9'5 (3.12m x 2.87m)

Kitchen

12'1 x 9'5 (3.68m x 2.87m)

Utility Room

7'10 x 5'1 (2.39m x 1.55m)

WC

FIRST FLOOR

Landing

Bedroom 1

12'1 x 9'9 (3.68m x 2.97m)

Ensuite

Bedroom 2

12' x 9'5 (3.66m x 2.87m)

Bedroom 3

11'8 x 9'3 (3.56m x 2.82m)

Bedroom 4

9'5 x 8'8 (2.87m x 2.64m)

Bathroom

EXTERNAL

AGENTS NOTES

Council Tax: Darlington Council, Band D - Approx. £2372 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – N/A

Probate – N/A

Rights & Easements – Unknown

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – Unknown

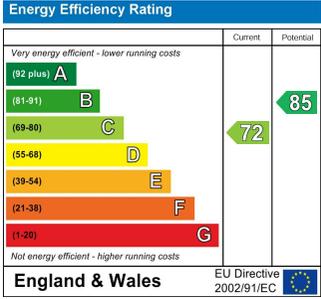
Planning Permission – Nothing in the local area to affect this property that we are aware of.

Check with seller. Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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