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Aspen Grove School Aycliffe, Newton Aycliffe, DL5 6GR

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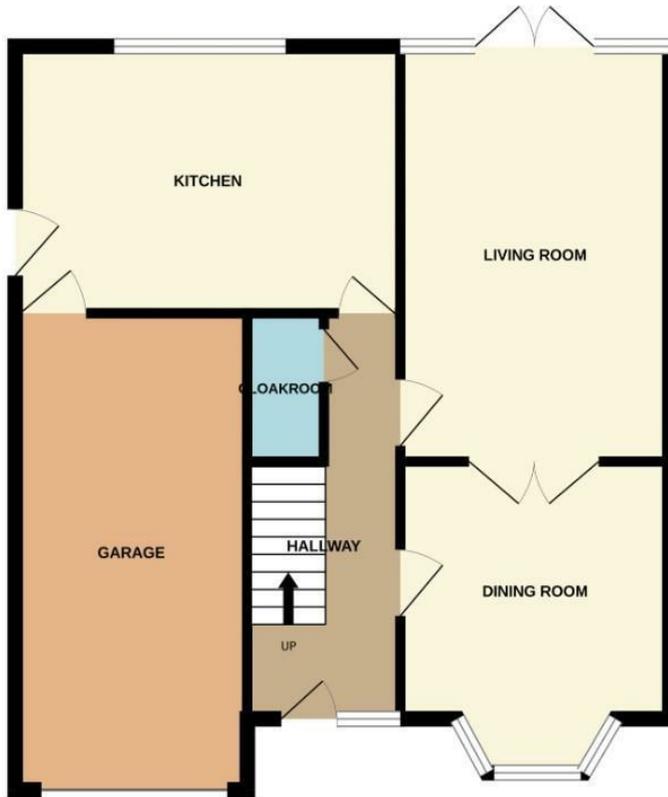
Offers Over £270,000

Immaculately presented four bedroomed, detached, family home located on Aspen Grove in a sought after part of School Aycliffe. Finished to a high standard throughout and with a large private rear lawned garden, double driveway and single garage to front. This quiet and sought after village is just a short distance from nearby towns Newton Aycliffe and Bishop Auckland, which provide access to a variety of local amenities such as; supermarkets, high street stores, retail shops, healthcare facilities, schools and restaurants. There is a good public transport system in the area and the A68 and A1(M), for commuters.

In brief, the property comprises; a entrance hall leading into the living room, dining room, kitchen and cloakroom to the ground floor. Whilst the first floor contains the spacious master bedroom with ensuite, three further good size bedrooms and family bathroom. Externally, the property has a double driveway and a single garage with a lawned garden to the front. Whilst to the rear there is a large enclosed garden, mainly laid to lawn with well established perimeter borders and patio area ideal for outdoor furniture.

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GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1308 sq.ft. (121.5 sq.m.) approx.

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		
	76	80
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) 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		
EU Directive 2002/91/EC		
England & Wales		

Living Room

15'7" x 10'3"

Spacious and bright living room, benefiting from neutral decor, ample space for furniture, electric fire with feature surround, and French doors to the rear leading into the garden.

Dining Room

11'5" x 9'10"

The second reception room is another good size, with space for a table and chairs, further furniture, neutral decor and bay window to the front elevation.

Kitchen

14'7" x 10'0"

The kitchen is fitted with a range of white wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances and plumbing for a washing machine and dishwasher.

Cloakroom

Fitted with a WC and wash hand basin.

Master Bedroom

14'9" x 11'1"

The master bedroom is an generous double bedroom, providing space for a king sized bed, benefits from built in wardrobes and large window to the front elevation.

Ensuite

6'1" x 4'11"

The ensuite contains a corner shower cubicle, WC and wash hand basin.

Bedroom Two

12'11" x 10'8"

The second bedroom is another spacious double bedroom with neutral decor and window to the front elevation.

Bedroom Three

11'5" x 8'6"

The third bedroom is a double bedroom with window to the rear elevation.

Bedroom Four

8'5" x 7'3"

The fourth bedroom is a single bedroom with window to the rear elevation.

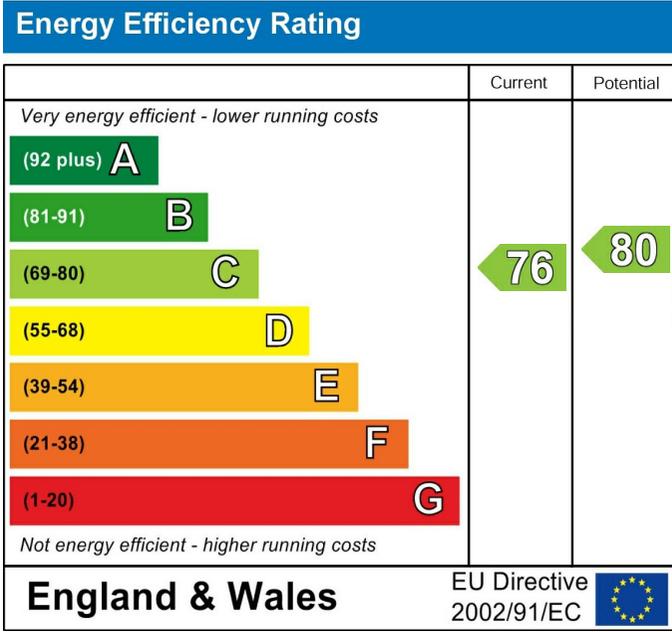
Bathroom

6'9" x 6'9"

The bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

External

Externally, the property has a double driveway and a single garage with a lawned garden to the front. Whilst to the rear there is a large enclosed garden, mainly laid to lawn with well established perimeter borders and patio area ideal for outdoor furniture.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





