



5 Cypress Grove, School Aycliffe
Newton Aycliffe



In Excess of £235,000



5 Cypress Grove

School Aycliffe, Newton Aycliffe

Introducing this Spacious **Four-Bedroom Detached Family Home**, perfectly located in the highly sought-after area of **School Aycliffe**. Designed with modern family living in mind, this property combines generous living spaces, and a prime location, making it an exceptional place to call home.

The welcoming and **spacious hallway**, you're led to a thoughtfully designed layout, offering:

- A formal **dining room**, perfect for entertaining or family meals.
- A versatile **study**, ideal for working from home or as a cozy snug.
- A bright and inviting **lounge** with French doors opening to the rear garden, seamlessly blending indoor and outdoor living.
- A fitted **kitchen**, featuring ample storage and worktop space for culinary enthusiasts.
- A convenient **ground-floor WC**, adding to the practical appeal of this home.

The first floor offers a peaceful retreat for the entire family, with:

- A spacious **master bedroom**, complete with its own **ensuite**, creating a private sanctuary.
- Three further **well-sized bedrooms**, perfect for children, guests, or flexible use.
- A stylish **family bathroom**, serving the additional bedrooms with ease.
- Access to loft which has been boarded for additional storage.

Externally: The **rear garden**, complete with a patio area and lawn, is perfect for outdoor dining, relaxation, or play.

To the front, the property boasts a **double driveway**, providing ample parking for multiple vehicles.



Hallway

3'11 x 13'10 (1.22 x 4.24m)

Dining Room

7'11 x 10'7 (2.42 x 3.23m)

Study

7'5 x 10'2 (2.28 x 3.11m)

Lounge

11'7 x 13'7 (3.52 x 4.16m)

Kitchen

8'3 x 11'10 (2.52 x 3.62m)

Wc

4'9 x 3'0 (1.47 x 0.92m)

Landing

4'7 x 8'10 (1.41 x 2.71m)

Bedroom 1

9'1 x 10'10 (2.79 x 3.31m)

En-suite

6'5 x 5'0 (1.97 x 1.54m)

Bedroom 2

9'1 x 10'1 (2.78 x 3.09m)

Bedroom 3

11'3 x 7'1 (3.44 x 2.16m)

Bedroom 4

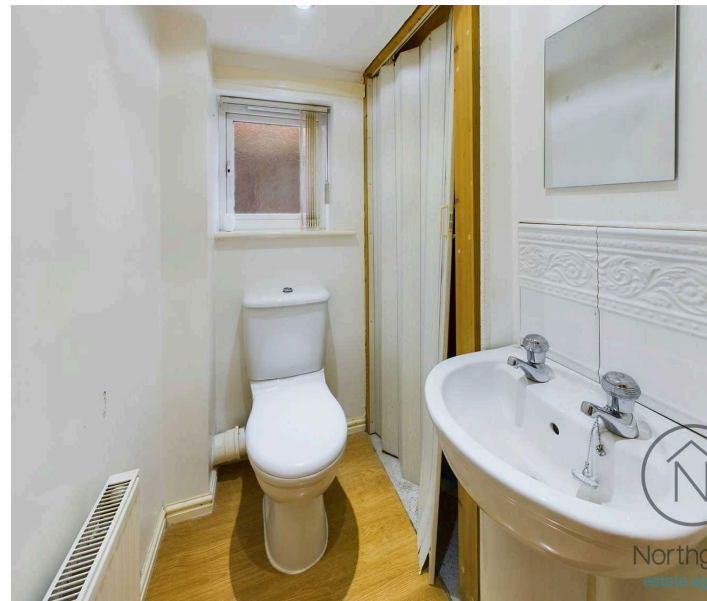
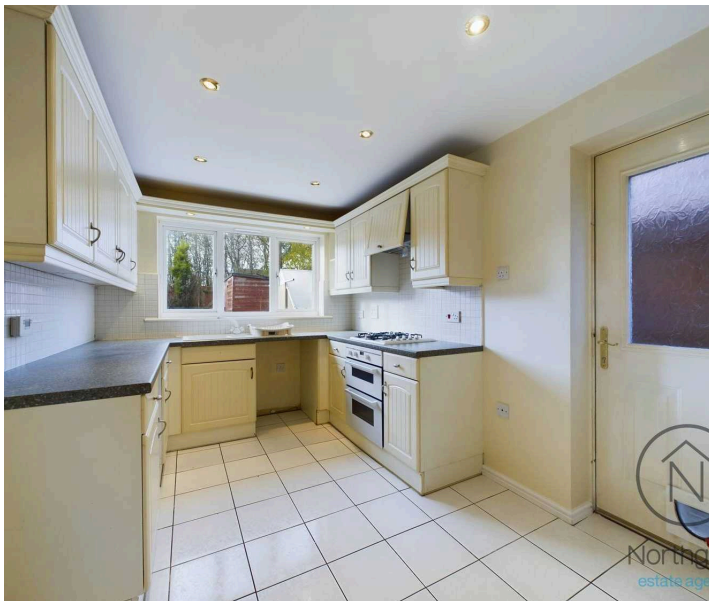
9'2 x 7'2 (2.80 x 2.20m)

Bathroom

7'8 x 4'11 (2.34 x 1.51m)

Garage/Storage

7'8 x 5'0 (2.36 x 1.53)





FRONT GARDEN

REAR GARDEN

OFF STREET

2 Parking Spaces

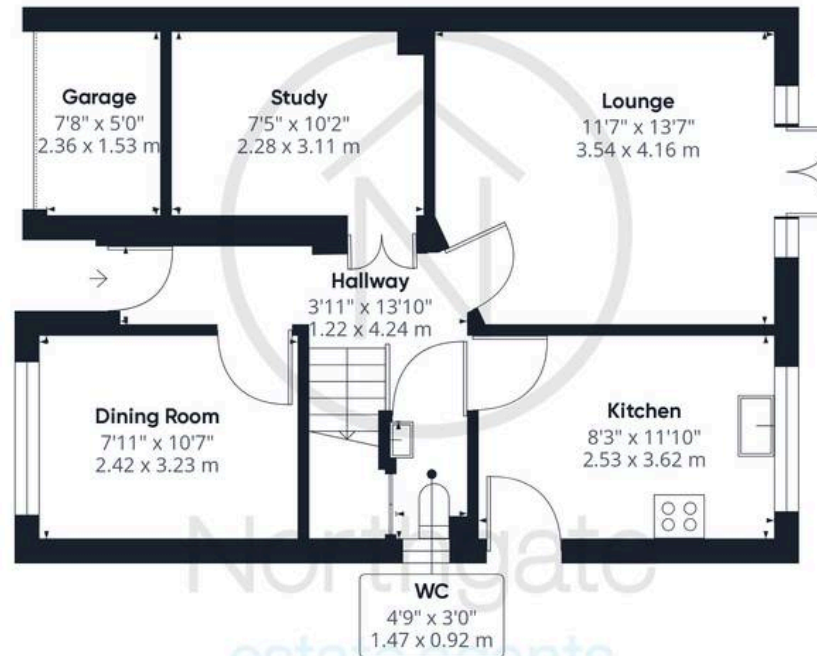








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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1060.58 ft²

98.53 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Northgate - County Durham

Northgate Estate Agents, Suite 3 - DL5 4DH

01325 728333 • info@northgates.net • www.northgates.co.uk/



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